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Housing Element, 1991 - 1996

Watsonville 2005, Watsonville, California

Adopted: May 1992

Certified by State of California
Department of Housing and Community Development: May 1992



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INTRODUCTION TO THE HOUSING ELEMENT

INTRODUCTION AND BACKGROUND

The Legislature of the State of California has identified the attainment of a decent home and satisfying environment for every resident of the state as a goal of the highest priority. Recognizing that local planning programs play a pivotal role in the pursuit of this goal, and to assure that local planning effectively implements statewide housing policy, the legislature has mandated that all cities and counties include a housing element as part of their adopted local general plans. Section 65302(c) of the Government Code requires the preparation of a Housing Element.

ORGANIZATION OF THE HOUSING ELEMENT

Housing Elements are generally made up of two major components. The first consists of an evaluation of the housing needs and opportunities of the community.

In preparing this component of the element several different types of data are examined. In the first part of this component, basic socioeconomic data is analyzed to describe the people of the community and their housing needs. Special emphasis is given in the analysis to groups with unique housing needs: the disabled, the elderly, large families, farmworkers, households headed by women, and persons in need of emergency shelter.

The second part of this component examines the existing housing stock in the community. Included is an analysis of the condition of the community's housing stock, the availability of units to serve all types of families, and the availability of units to serve all income levels.

The third part of this component is a study of the potential for development of new housing within the

community. This includes data on vacant or underutilized residentially zoned property, potential for redevelopment, and potential housing development on other types of property.

Next, an analysis of the factors which constrain the development of new housing is carried out. Included are governmental constraints (land use controls, building codes, development application procedures and fees, infrastructure availability) and nongovernmental constraints (availability of financing, price of land, and cost of construction). Jurisdictions in the coastal zone are required to address housing activities in the coastal zone. In addition, the state requires all jurisdictions to address opportunities for energy conservation in this component of the housing element.

The second major component of the housing element is a course of action which includes a description of the programs the jurisdiction anticipates undertaking to provide for its housing needs. Once those needs have been identified, housing goals and policies are set. Each jurisdiction is required to include a housing program which does the following:

1. Identify adequate sites to meet housing needs;
2. Assist development of low- and moderate-income housing;
3. Address governmental and nongovernmental constraints;
4. Conserve and improve the existing housing stock;
5. Promote equal housing opportunities;
6. Provide programs to meet other identified housing needs.

The housing program must include quantified objectives, identify the individuals or agencies responsible for carrying out the program, and propose an implementation schedule.

RELATIONSHIP OF THE HOUSING ELEMENT TO OTHER PLANS

In addition to the Housing Element, there are several other plans which either directly or indirectly affect the development of housing. These include the other elements of the city's General Plan and the city's Local Coastal Plan. The Housing Element has been reviewed to ensure consistency with the other elements of the General Plan. The General Plan is currently in the process of being updated. During this process, the General Plan elements will continue to be examined to ensure consistency. Following adoption of the General Plan and Housing Element, the City will continue to review the General Plan elements, including the Housing Element, in relation to the other plans to ensure that consistency is maintained. The following section describes the relationship between the Housing Element and the other plans.

THE GENERAL PLAN

The California Government Code requires that every city and county prepare, adopt, and implement a general plan for community development. The general plan must include a statement of development policies, diagrams, and text setting forth objectives, principles, standards and plan proposals. There are seven mandatory elements required by state law – land use, circulation, housing, conservation, open space, noise, and safety – which may be organized as desired by a city as long as all required topics are addressed.

The Watsonville General Plan, adopted in 1969, set a goal for the city to expand as a compact, unified city and maintain a clear definition between rural and urban uses. *Watsonville 2005*, the updated General Plan currently being prepared, continues the commitment to compact development, maintenance of a clear definition between rural and urban uses, and preservation of agriculture, and therefore establishes a clear boundary between urban and rural uses.

The City has many assets including the geography of the area, proximity to Monterey Bay, and pleasant

year-round climate, combining to make the Watsonville Planning Area an attractive place to live, work, and retire. The City of Watsonville and the surrounding Pajaro Valley are in a period of growth and diversification. Population growth within the Planning Area is expected to average about 1.8 percent per year over the 13-year General Plan period between 1992 and 2005, although a higher rate of growth may continue within the City limits for at least the next five years. This growth is related to natural increase, diversification of the economic base, sustained agricultural activity, and a housing cost advantage relative to other portions of Santa Cruz County. Housing is a major theme of the General Plan. The Plan calls for the creation of 5,600 dwelling units through the year 2005. The Housing Element is the five-year implementation plan for the General Plan housing objectives. Watsonville's AMBAG-identified fair share requirement is 1,504 units by July, 1996, distributed among various income categories. The provision of adequate sites and infrastructure to meet the long-term need is supported by all of the elements of the General Plan, including the Housing Element.

Diversification of the economic base is related to the increased variety of employment opportunities and businesses making up the city's local economy. While the agricultural activities in the Pajaro Valley are projected to continue at approximately the same level as in the past, little growth in the number of agricultural jobs is expected to the year 2005. Meanwhile, the population of the city continues to grow. Existing unemployed workers, who are presently seeking work, need expanded employment opportunity. The population younger than 18 years old will need a steady stream of employment opportunities as they join the labor force. Closing the gap between wages and housing costs is an important goal of the General Plan. Seven thousand five hundred jobs will need to be created in Watsonville through the year 2005 to address the job needs of the residents and reduce unemployment to an acceptable rate of 5 percent.

It is vital therefore, that the anticipated growth be planned for by managing the natural and built environment wisely. Established community values must also be protected to preserve the quality of life that distinguishes Watsonville from other areas.

It is the intent of the General Plan update to: anticipate the changes that Watsonville will face, provide guidelines for preserving environmental resources, generate economic stability, and maintain an acceptable level of public services and facilities. The General Plan is a tool to direct the costs and benefits associated with community development, and to prevent or limit the adverse effects of growth on the existing community.

Watsonville 2005 is a statement of policy for the physical development of Watsonville that provides a realistic vision of the future, as its mission statement. As such, it represents the city's position on the future character, quality, and timing of new development. The Plan does not specify every detail of community change, rather it defines a broad path to be followed in managing growth and change in the coming decades. It is sensitive to all segments of the community, endeavors to conserve and protect natural and cultural resources, and restricts development from hazardous areas.

Watsonville 2005 consists of twelve chapters and appendices that address both the state-mandated planning subjects plus optional subjects that are of particular concern to the city. Goals and policies reflect the results of an intensive investigation of land use and community development issues facing the city and its surrounding environment. Implementation measures are designed to carry out these goals and policies.

The twelve chapters of *Watsonville 2005* are:

1. Executive Summary
2. Introduction
3. Growth and Conservation Strategy
4. Land Use and Community Development
5. Urban Design and Scenic Resources
6. Housing
7. Children and Youth
8. Recreation and Parks
9. Environmental Resource Management
10. Transportation and Circulation

11. Public Facilities and Services

12. Public Safety

The goals and policies in each of these elements work together and compliment one another in providing for the residents of Watsonville through 2005.

LOCAL COASTAL PROGRAM

In addition to the General Plan and its seven elements, the City has prepared and adopted a Local Coastal Plan pursuant to the requirements of the California Coastal Act. The coastal plan delineates the land use plan, implementing ordinances and maps applicable to the coastal zone portions of the city for the purpose of preserving unique coastal resources. Specifically, the Local Coastal Plan sets out policies for the preservation and development of housing in the coastal zone.

The policies of the Local Coastal Plan are generally consistent with the existing City plans and zoning in allowing the same land uses, but include more restrictive requirements to protect environmentally sensitive habitats on and near the property. Policies are also designed to ensure that any urban expansion into the coastal zone will be compact and orderly.

WATSONVILLE AIRPORT MASTER PLAN

Section 65302.3 of the Government Code requires that the General Plan be consistent with airport land use plans. This airport plan identifies safety and noise considerations for areas surrounding the airfield and appropriate mitigation measures. Due to the requirement of consistency, the plan can have a great deal of impact both on the development of housing and on the cost of residential development due to the inclusion of noise attenuation features. The Airport Master Plan is also being updated at the time of this writing.

FAIR SHARE ALLOCATION PROCESS

Government Code section 65584 requires the determination of existing and projected regional housing needs. The State Department of Housing determines the statewide needs for housing and then assigns those needs regionally. The local COG, the Association of Monterey Bay Area Governments (AMBAG), examines housing needs across jurisdictional boundaries of cities and counties in the two county region of Santa Cruz and Monterey Counties and distributes the assigned regional allocation of statewide need within the region. Anticipated housing needs through July of 1996 have been distributed by AMBAG to each City and County (Regional Housing Needs Plan, June 13, 1990). Each jurisdiction is then required to address that projected housing need in its housing element.

In essence, the AMBAG Housing Needs Determinations quantify for the region the state legislature's values pertaining to statewide housing distribution and growth. Regional housing needs "take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing needed, and the housing needs of farmworkers. The distribution shall seek to avoid further impactation of localities with relatively high proportions of lower-income households."¹

In the *Regional Housing Needs Plan*, adopted in June 1990 and covering the time frame to July 1, 1996, AMBAG used a four step process for allocation the regional "fair share":

1. Rates of population increase are calculated for each jurisdiction and reconciled with state growth projections to determine the numeric population increase for each jurisdiction to July 1, 1996.
2. The population growth rates are then converted to housing units needed to accommodate the population (group quarters populations are excluded from these calculations).

1. Government Code Section 65584 (a).

3. The number of housing units are then adjusted to allow vacancy associated with a healthy housing market (6 percent was assumed in Santa Cruz County) and replacement of housing lost to demolition or other destruction (a .02 percent factor was used).
4. The total number of units assigned to each jurisdiction is then divided into income categories. The distribution takes into account: the distribution present in the 1980 Census, statewide distribution projections, and the legislative direction to "avoid impactation of localities with relatively high proportions of lower-income households."²

The resultant "fair share" requirement for Watsonville was:

- Very low-income units: 249
- Low-income units: 102
- Moderate-income units: 411
- Above moderate-income units: 742

HOUSING ELEMENT LAW

Article 10.6 of the Government Code describes the Housing Element and Section 65583 specifically describes the required contents of the element. They are as follows:

- A. An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs.
 1. Analysis of population and employment trends, documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These shall include the locality's share of regional housing need.
 2. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics including overcrowding and housing stock condition.

2. Ibid.

3. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
 4. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
 5. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
 6. Analysis of any special housing needs, such as those of the disabled, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
 7. Analysis of opportunities for energy conservation with respect to residential development.
- B. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
- C. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.
1. Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, and mobile homes in order to

meet the community's housing goals. The program may include the identification of adequate sites for emergency housing.

2. Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
3. Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
4. Conserve and improve the condition of the existing housing stock.
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort. This effort could include public hearings at the planning commission and city council level, a citizen's advisory group to assist in the development of the element, circulation of draft elements to housing interest groups, and special advertising and outreach measures to inform citizens of all economic segments about the process.

The housing element shall also include an evaluation of the existing element in terms of three specific requirements. A comparison should be made of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible, but may be qualitative where necessary. It should include an analysis of the significant differences between what was projected or planned in the earlier element and what was achieved. There should also be a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

In addition, special requirements exist for the housing elements of coastal zone jurisdictions. The housing element must report on certain housing activities in or near the coastal zone since January 1, 1982. The housing element should report the number of new housing units approved for construction within the coastal zone; the number of low- and moderate-income units required in the coastal zone or within three miles of it; the number of low- and moderate-income units lost within the zone (from demolition or conversion); and, the number of low- and moderate-income units replaced.

PREPARATION OF THE HOUSING ELEMENT

A broad community commitment is essential to the City's ability to establish and carry out programs addressing local housing issues. Accordingly, a key objective of the Housing Element is to increase the public's awareness of the specific housing related needs and problems of the community, as well as programs and projects which will effectively meet those needs.

Watsonville's draft Housing Element was released for public review and comment on July 18, 1991. The draft was distributed to non-profits and other groups concerned with housing and special needs groups. Public hearings were held to gather input on the Housing Element; written comments were also invited. Suggestions made at those hearings and by community groups, including the Watsonville Housing Task Force, the League of United Latin American Citizens, the Community Action Board, and the Watsonville Wetlands Watch, that have been incorporated into the housing element include:

- Emphasis on low- and very low-income affordable housing
 - Increasing densities in some areas of the city
 - Providing regulatory and financial incentives to developers to build affordable housing
 - Urging surrounding city and county jurisdictions to meet their affordable housing needs
 - Setting up a task force of housing advocates and developers to determine ways to accomplish affordable housing
 - Continuing housing rehabilitation programs
 - Seeking out and planning for funding resources such as 20 percent set aside from the redevelopment district
 - Improving employment opportunities in Watsonville
 - Looking at housing opportunities in the Buena Vista area
- Three recent suggestions that have not been implemented in this Housing Element and reasoning for their exclusion are:
- Housing built on newly annexed lands and/or prime agricultural lands shall be 100 percent affordable. This suggestion would hinder rather than help Watsonville in meeting its affordable housing needs because it effectively dismantles the city's Affordable Housing Ordinance and the state's Density Bonus Law, which are integral programs for achieving affordable housing in Watsonville. Participation by the private development sector is critical to solving Watsonville's housing problems; non-profits and the public sector can not solve this problem alone. As a result, opportunities to build profitable market-rate housing in combination with affordable housing must be encouraged. Further, it is important to the future vitality of Watsonville that economic segregation not be pursued as a policy direction. Dispersal of affordable units citywide in combination with market-rate housing is important to the long term viability of the community. Dispersal of affordable units is the policy direction behind the state Density Bonus Law and the city's Affordable Housing Ordinance. Those policies would be rendered useless by a 100 percent affordable housing requirement. In addition, the suggestion of a 100 percent affordable housing requirement precludes achievement of the city's regional fair share requirement which targets development for all market segments.
 - Policies limiting the construction of market-rate housing until the existing housing stock accurately reflects the economic composition of the-

community. This suggestion would slow housing construction in Watsonville, resulting in less affordable housing being built in the long run. The suggestion is unrealistic because it ignores the critical link between the production of low-income housing and market-rate housing. The programs in this Housing Element are directed to attaining the City's Regional Fair Share defined by AMBAG. The concept of regional fair share addresses the provision of housing for all economic groups in the city and among all jurisdictions in the region.

- Lowering the income levels used to evaluate affordability to reflect Watsonville figures rather than countywide figures. The programs in the Housing Element allow deeper subsidies to be made for low- and very low-income housing in order to achieve increased affordability. Further, this Housing Element prioritizes the provision of low- and very low-income units over the provision of moderate-income and market-rate units. The Housing Element does not promote lowering affordability criteria because that will make it more difficult to build housing, slowing down housing production in all sectors and discouraging private sector participation in the solution. The wage/housing cost gap is better addressed by programs directed at balancing income opportunities with housing costs.

The adoption of this Housing Element is only one step toward ensuring the provision of suitable housing for all the residents of Watsonville. Continued pursuit of the programs and projects set forth in this Element must take the form of active participation by both the public and private sectors in a variety of projects addressing local housing needs. Solutions to housing problems will only be achieved through a well-coordinated effort among public officials, private owners, lending institutions, developers and the general public, all of whom should be expected to maintain a continuing interest in the local housing environment.

INTRODUCTION AND BACKGROUND

The following material provides an overview of Watsonville's role in Santa Cruz County and describes selected characteristics of the City of Watsonville which are important in determining housing need. These include population, household size, ethnic distribution, age, income, industry of employment, and occupation. Information relevant to groups with special housing needs, including the elderly, handicapped, large families, farmworkers, female headed families, and persons in need of emergency shelter, is also included.

WATSONVILLE'S ROLE IN SANTA CRUZ COUNTY

Watsonville serves as the urban center for south Santa Cruz County, providing a full range of services, shopping, housing, jobs, recreation and government services. Watsonville is a significant asset to Santa Cruz County. It is the second largest urban center in the County overall and provides significant support housing, processing and transportation facilities to the agricultural base of Santa Cruz County. In addition, Watsonville has long been active in the preservation of significant environmental resources including hundreds of acres of open space, parks, sloughs and wetlands and coastal zone lands (350 acres, which occupy 8 percent of the total land area of the city).

Watsonville has provided significant development densities within its existing City limits. Its growth has been compact and orderly. According to the 1990 Census, Watsonville has 5,253 persons per square mile, exceeded in Santa Cruz County only by Capitola (6,281). By comparison, the City of Santa Cruz has 3,678 persons per square mile. *Watsonville 2005* plans for an additional 2,100 units to be added in the current City limits resulting in densities over 6,000

persons per square mile for Watsonville, rapidly approaching Capitola densities.

In order to understand Watsonville as a city, it is important to understand some basic statistics about Watsonville:

- Watsonville provides a living environment for a significant portion of the County's low income population, Hispanic population, and farm worker population. The total population of Watsonville comprises 14 percent of the overall county; however, 40 percent of the county's Hispanic citizens live in Watsonville. In 1980, the median family income in Watsonville was 85 percent of that of the county (i.e. \$14,437 compared to \$16,877, respectively). Comparable figures for 1990 are anticipated to be available in May of 1992 from the Census Bureau.
- Watsonville provides a significant portion of the affordable housing in Santa Cruz County. Twenty-one percent of the owner housing in Santa Cruz County is valued below \$200,000. Sixty-one percent of the owner housing in Watsonville is valued below \$200,000. Forty percent of the housing in the County is renter occupied with a median contract rent of \$651, while 52 percent of the housing in Watsonville is renter occupied with a median contract rent of \$557 (1990 Census figures).
- Watsonville has an average household size of 3.24 compared with 2.66 in the county. Twenty-six percent of all households in Watsonville are classified by the Census as overcrowded compared with 9 percent for the county. Thirty-three percent of all overcrowded units in the county are in Watsonville. The reasons for the large household size are twofold (1) families with many children, and (2) low wages and comparably high housing costs forcing families to double-up in housing.
- Watsonville has made significant accomplishments in providing affordable housing. An inventory of affordable housing conducted in February of 1991 indicated there were 1,567 identified affordable/assisted rental units in Watsonville. An additional 100 were completed

during 1991. However, significant housing and living wage problems still exist. If Watsonville's ability to grow is limited, so is its ability to continue to provide significant affordable housing, housing for large and extended families, and living wage employment to the residents of the community.

POPULATION

The most recent population figure for the City of Watsonville is 31,099 (1990 Census). This indicates a decrease in the growth rate from 1970 to 1980. Between 1970 and 1980, the city's population increased by 8,974, resulting in an average annual population growth rate of 4.9 percent. Watsonville participated in considerable annexation throughout the 1970s. As a result, a portion of that growth is the result of the annexation of existing developed lands, as opposed to births and in-migration. Between 1980 and 1990, the population increased by another 7,556, representing an average annual growth rate of 2.8 percent. Figure 2-1 depicts population growth in Watsonville. This growth rate is almost exclusively attributed to births (and deaths) and in-migration (and out-migration).

Throughout the 1980s Watsonville was significantly constrained in its ability to annex new territory. Four annexations occurred including a 15-acre residential parcel adjacent to Green Valley Road, one small non-

residential parcel near the wastewater treatment plant and one small non-residential parcel near the airport, and the 75-acre Franich parcel. Originally annexed in 1982, and de-annexed in 1987 in response to a court order, the Franich lands continue to be unavailable for development. An application for annexation is pending with the Local Agency Formation Commission at the time of the writing of this Housing Element.

PROJECTED POPULATION

The City of Watsonville projects a 1.8 percent annual average population growth rate between 1990 and 2005. This growth rate is a decrease from the 2.8 percent experienced over the decade of the 1980s. Growth will likely be higher in the early years of the plan and lower in the later years, averaging to 1.8 percent. Watsonville is anticipated to continue to be an attractive home base location for migrant farm-worker families, new immigrants, and extended families of existing residents. However, as these populations assimilate, growth is anticipated to slow. Economic considerations will also effect the growth rate. By assuming a growth rate less than that experienced in the 1980s, the City risks underplanning for growth. The 1.8 percent growth rate is reasonable considering real demographic trends and environmental constraints.

Figure 2-1 **Watsonville Population Growth: 1940 to 1990**

	1940	1950	1960	1970	1980	1990 ¹
Population	8,937	11,572	13,290	14,569	23,543	31,099

1 U.S. Census, 1990

Source: U.S. Department of Commerce, Bureau of the Census

Population growth in Watsonville throughout the 1970s was 5 percent. A significant portion is attributed to annexation of existing development. Growth during the 1980s occurred at 2.8 percent and is almost totally attributed to births and immigration since little annexation occurred.

In addition to the 1.8 percent population growth through birth and immigration, the population in the city could grow by an additional 9,000 persons if the existing urbanized area of Freedom is annexed and existing development on the lands proposed to be included in the new Sphere of Influence eventually annexes. Figure 2-2 depicts population forecasts for the city through the year 2005.

HOUSEHOLDS AND FAMILIES

Knowledge of household characteristics, including size and composition, is essential in determining housing needs for a community. Figure 2-3 depicts the average household size in the city from 1970 through 1990. Additional information on households is provided in the sections on income and special housing needs.

According to the Census, the average household size in Watsonville increased from 2.83 in 1980 to 3.24 in 1990. Births are a significant contributor to the

Figure 2-2 Watsonville Population Forecast: 1990 to 2005

	1990 ¹	1995 ²	2000 ³	2005 ⁴
Watsonville Population	31,099	34,300	46,500	50,500
Sphere of Influence including City	38,700	42,300	46,500	50,500

1 U.S. Census, 1990 (Interlaken (Kelly and Drew Lakes) has been excluded from the total population of the Sphere in order to establish comparable data with succeeding years, which also exclude Interlaken from the Sphere.

2 Land Projections: Watsonville 2005, 1991

3 Population figure includes 1.8 percent annual population growth plus the annexation of existing populations in Freedom and other sphere areas.

4 City limit boundary and sphere projected to be coterminous in 2005

The projected population growth rate for Watsonville is 1.8 percent through the year 2005. The potential annexation of the existing populations of Freedom and other sphere areas would shift those populations to Watsonville.

Figure 2-3 Watsonville Average Household Size: 1970 to 1990

	1970 ¹	1980 ²	1985 ³	1990 ⁴
Persons Per Household	2.80	2.83	2.91	3.24

1 U.S. Census, 1970

2 U.S. Census, 1980

3 California State Department of Finance, Population Estimates of California Cities and Counties

4 U.S. Census, 1990

The significant increase in the household size from 1980 to 1990 is attributed to high birth rates, in-migration, and families doubling up in households to achieve affordability.

increase in household size. Family households with children present, as a percentage of total households, have increased from 35 percent to 44 percent between 1980 and 1990. Children 0-14 have increased as a percentage of the population from 24 percent to 27 percent. The average family size has increased from 3.39 to 3.71.

An additional contributor to large family size is efforts to accomplish affordable housing by retaining extended families (e.g. grandparents, adult children, adult siblings, grandchildren, aunts, uncles, nieces, nephews and cousins) within the same household,

related and unrelated families doubling-up and unrelated individuals doubling-up. According to the 1990 Census, there were 9,437 households in Watsonville. Seventy-four percent (6,963) were occupied by families in 1990, an increase from 72 percent in 1980. Two or more unrelated individuals living together increased slightly from 4 to 5 percent between 1980 and 1990. Persons living alone decreased from 24 to 21 percent between 1980 and 1990.

The average household size in Santa Cruz County is 2.66 persons per household as compared to Watson-

Figure 2-4 Family Size Distribution in Watsonville: 1990

Family Size	Number of Families	% of Total
Two Persons	2,179	31%
Three Persons	1,331	19%
Four Persons	1,377	20%
Five Persons	773	11%
Six Persons	525	8%
Seven or More	778	11%

Source: U.S. Census, 1990

Note: Percentages may not add to 100 percent due to rounding.

Thirty percent of family households in Watsonville include five or more persons.

Figure 2-5 Single-Parent Households with Children in Watsonville: 1990

Household Type	Households	% of Total Households	% of Family Households
Female Householder with children	902	10%	22%
Male Householder with children	291	3%	7%
TOTAL	1,193	13%	29%

Source: U.S. Census, 1990

Twenty-nine percent of all family households in Watsonville are headed by a single householder. Three-quarters of those are headed by women.

ville's 3.24. This would indicate that larger households in Santa Cruz County are attracted to Watsonville. These large households require units with several bedrooms and increasing numbers of affordable units to reduce doubling up.

LARGE FAMILIES

A large family is defined as a family with five or more members. Of the total households in Watsonville (family or non-family), 22 percent (or 2,109) have five or more persons. Ninety-eight percent (or 2,076) of those are family households and 2 percent (or 33) are households comprised of unrelated individuals. Of the family households, 30 percent include five persons or more. Figure 2-4 depicts family size distribution. Sixteen percent of all owner occupied units are occupied by households of five or more persons while 28 percent of all renter occupied units are occupied by households of five or more persons.

According to the 1990 Census, the average family size in Watsonville is 3.71, significantly higher than the county average of 3.15. Taking unrelated individuals into account, an average of 3.92 persons live in each family household. The census indicates that

the percentage of two- and three-person families in Watsonville has declined since 1980, while the percentage of larger families has increased. In 1980, large families accounted for 21 percent of all families. In 1990, large families accounted for 30 percent of all families and 22 percent of all households in Watsonville.

SINGLE-PARENT HOUSEHOLDS

Approximately 13 percent of all households and 29 percent of all family households with children present are headed by a single head of household with no spouse present. Seventy-five percent (911) are headed by women and 25 percent (305) are headed by men. Figure 2-5 depicts single parent household information.

Single-parent households fall into the special needs category because they have the lowest average family income and can therefore least afford suitable housing. Most female-headed households with children have annual incomes far below two-parent families. For example, the annual income reported in 1979 by families in Watsonville shows that two-parent families with children earned an average of

Figure 2-6 Ethnic Distribution in Watsonville:1980 And 1990

Ethnic Group	1980		1990	
	Population	Percent	Population	Percent
White (non-Hispanic)	10,468	44%	10,369	33.3%
Black (non-Hispanic)	157	1%	146	0.5%
Native American (non-Hispanic)	209	1%	118	0.4%
Asian and Pacific Islander	1,217	5%	1,401	4.5%
Hispanic	11,466	49%	18,927	60.9%
All Other	26	<1%	138	0.4%
TOTAL	23,543		31,099	

Source: U.S. Census, 1980 and 1990

Note: Percentages may not add to 100 percent due to rounding.

Sixty-one percent of the population of Watsonville in 1990 was Hispanic, a 12 percent increase over 1980.

\$21,594, while families headed by women averaged only \$10,312.

The Santa Cruz County Department of Human Services indicated that in January of 1992 there were approximately 830 single female headed households receiving Aid for Dependent Children (AFDC). This comprises approximately 91 percent of the total number of female-headed households in Watsonville. Approximately 13 percent of the single male headed households are receiving AFDC.

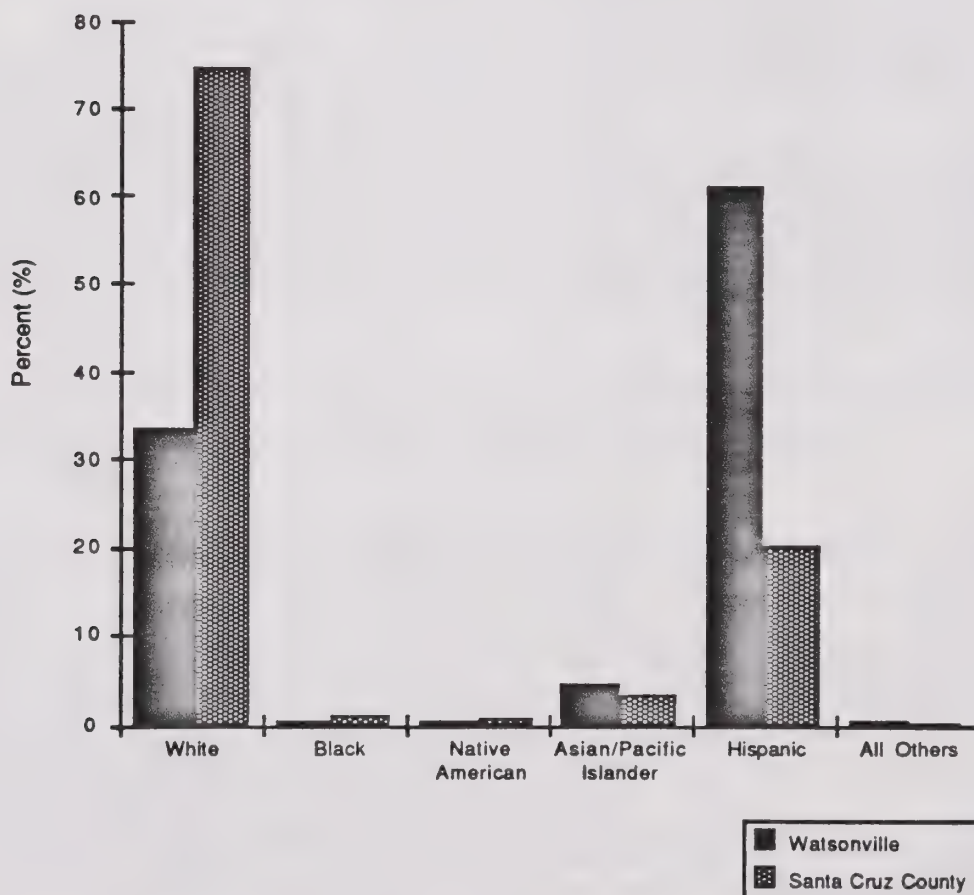
Single-parent households represent a need for day care as well as affordable housing of various sizes.

Figure 2-5 provides data from the 1990 Census on single parent families in Watsonville.

ETHNICITY

The City of Watsonville has experienced significant change in its ethnic makeup over the past two decades. Figure 2-6 depicts the ethnic distribution in Watsonville. In 1980, 49 percent of the city's population identified themselves as Hispanic; by 1990, the number had grown to 61 percent. Overall, non-His-

Figure 2-7 *Ethnic Distribution in Watsonville and Santa Cruz County*



Source: U.S. Census, 1990

Watsonville is the cultural center for much of the Hispanic population of Santa Cruz County.

panic white persons account for 33 percent of the population in 1990 down from 44 percent in 1980.

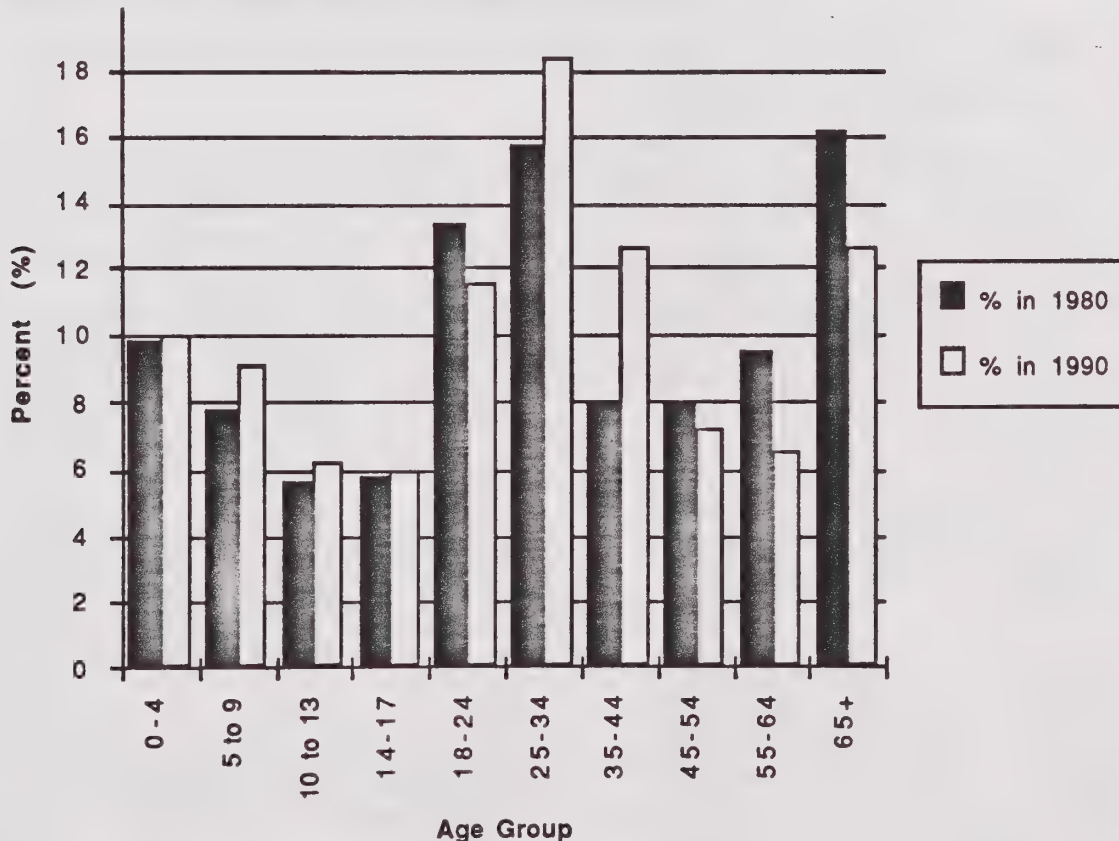
Asian and Pacific Islanders account for 4.5 percent, while blacks, American Indians, and other racial groups account for less than 1 percent each. These percentages remained relatively stable from 1980 to 1990.

Figure 2-7 demonstrates Watsonville's ethnic characteristics as compared to Santa Cruz County overall. As noted previously, the total population of Watsonville comprises 14 percent of the County overall, yet 40 percent of the county's Hispanic population resides in Watsonville.

AGE

Population increases in the 0 to 13 age groups and the 25-44 age groups have accounted for much of the city's population growth in the last ten years. Adults between the ages of 25 and 44 now account for 31 percent of the city's population, up from 24 percent in 1980. Children through 13 years of age now account for 25 percent of the population, up from 23 percent in 1980. During the same period, population growth in the 14 to 17 age groups remained relatively stable and declined in the 18 to 24 age group. The percentage of the population between 45 and 64 decreased from 18 percent in 1980 to 14 percent in

Figure 2-8 Watsonville Population by Age Group (Percent of Total): 1980 and 1990



Source: U.S. Census, 1980 and 1990

Increases in the 0-13 and 24-44 year old age groups were noted in the 1990 Census. This implies continued household formation and high birthrates resulting in increasing family size through the early years of the Watsonville 2005 planning time frame.

1990. The percentage of the population 65 and over has also decreased from 16 percent in 1980 to 13 percent in 1990. Figure 2-8 graphically depicts these shifts. Population growth attributed to births will continue to be high for the early years of the *Watsonville 2005* planning period as the 25-44 year olds continue to expand their families. This will slow in the later years of the planning period as that population segment, age 25-44, ages.

Changes in the age distribution affect housing demand. An increase in the number of people between 25 and 44, who form the bulk of the working force, generates housing demand by first-time families and second households, by divorce. An increase in the number of youth under 15 represents a need for housing units with two or more bedrooms. Figure 2-9 depict the age distribution in Watsonville, with the age distribution of Santa Cruz County for

comparison. The distribution indicates that Watsonville has higher percentages of population under 18 years of age and 65 years of age or older than the county average. This reinforces the need for housing to accommodate larger family households and demonstrates a greater need in Watsonville for the provision of a variety of services to meet the needs of these populations, including parks, schools, transit, and affordable housing. Higher concentrations of these populations in Watsonville are likely attributed to Watsonville's affordability as compared to that of the remainder of the county.

ELDERLY HOUSEHOLDS

According to the 1990 census, there are 3,905 persons 65 and older in Watsonville, accounting for 13 percent of the total population. While this is a numeric increase over 1980, it represents a decrease in the

Figure 2-9 *Age Distribution in 1980 and 1990*

Age Group	City 1980		City 1990		City 1980-1990	County 1990
	Population	Percent	Population	Percent	Population Change	Percent
0-4	2,298	10%	3,135	10%	+837	7%
5-9	1,842	8%	2,823	9%	+981	7%
10-13	1,312	6%	1,939	6%	+627	5%
14-17	1,362	6%	1,822	6%	+460	5%
18-24	3,149	13%	3,560	12%	+411	12%
25-34	3,732	16%	5,734	18%	+2,002	18%
35-44	1,885	8%	3,914	13%	+2,029	19%
45-54	1,897	8%	2,236	7%	+339	10%
55-64	2,245	10%	2,031	7%	-214	7%
65+	3,821	16%	3,905	13%	+84	11%
Total	23,543		31,099		+7,556	

Source: U.S. Census, 1990

Note: Percentages may not add to 100 percent due to rounding.

Watsonville's higher percentages, than those of the county, of persons under 18 years of age and 65 years of age or older indicate higher levels of population requiring special service consideration.

Figure 2-10 Household Income Distribution in Watsonville: 1980

Income Range	Number of Households	% of Total
\$0-\$4,999	997	12%
\$5,000-\$7,499	796	10%
\$7,500-\$9,999	852	10%
\$10,000-\$14,999	1,639	20%
\$15,000-\$19,999	1,188	14%
\$20,000-\$24,999	961	12%
\$25,000-\$34,999	992	12%
\$35,000-\$49,999	474	6%
\$50,000+	343	4%

Source: U.S. Census, 1980

Note: Percentages may not add to 100 percent due to rounding.

Median household income in Watsonville in 1980 was \$14,437, 85 percent of that of Santa Cruz County.

overall percentage of the population from 16 percent in 1980. Elderly-headed households account for 24 percent of all households. Eighteen percent of all family households are headed by seniors. In California overall, senior citizens account for 11 percent of the population, while elderly-headed households account for 7 percent of all households. The special housing needs of these residents include stable, affordable housing cost, and proximity to retail stores, services, and public transportation.

The high percentage of households headed by persons 65 years or older is likely linked with efforts to achieve affordability by bringing extended families under one roof and combining financial resources. This in turn contributes to overcrowding.

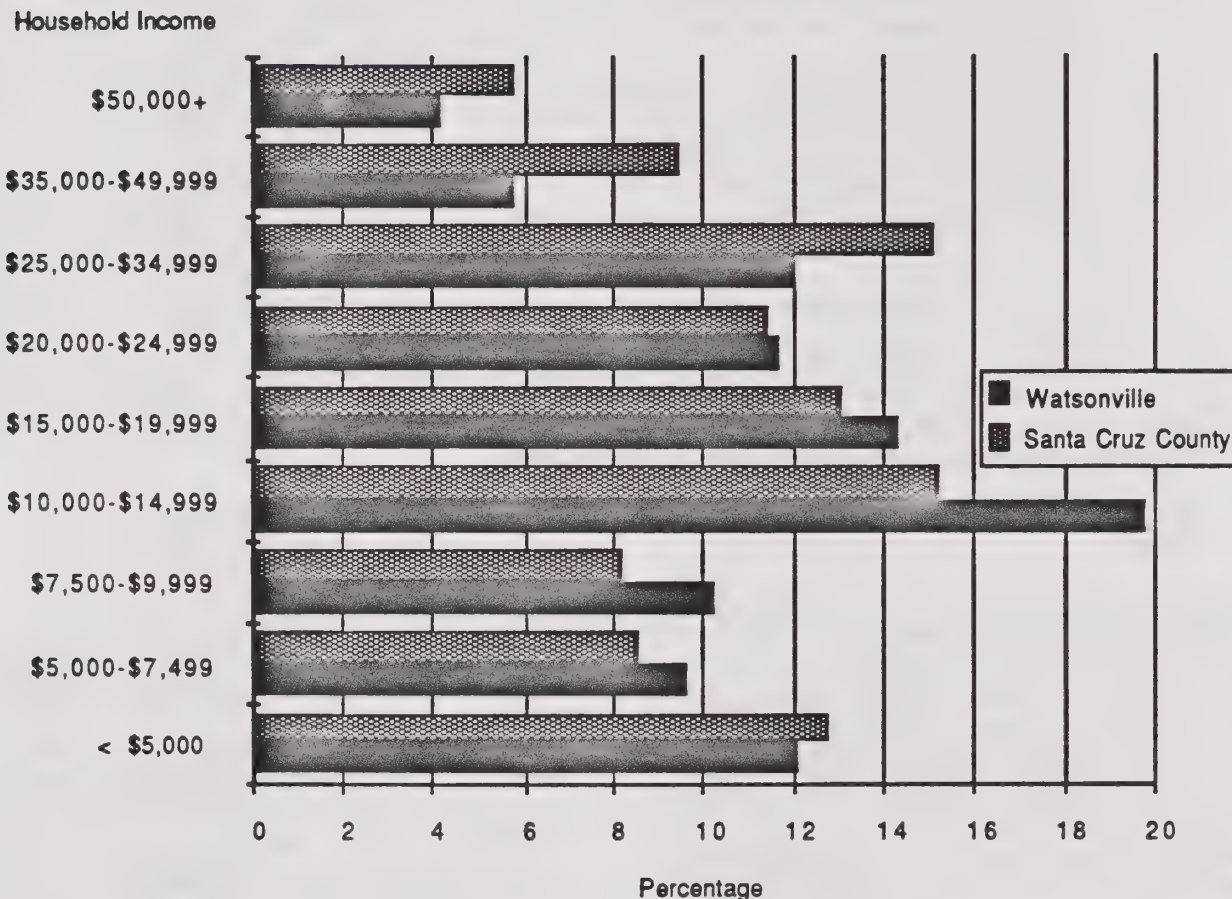
Seven hundred nineteen persons, or an additional 2 percent of the population, is between the ages of 60 and 64. This indicates that 15 percent of the population qualifies under the City's second unit provisions.

INCOME AND POVERTY STATUS

In 1980, the reported median income in Watsonville was 85 percent of that of Santa Cruz County (\$14,437 compared to \$16,877). Since household size is somewhat larger in Watsonville than in the county as a whole, the resulting per capita income in Watsonville was 78 percent of that of the county (\$6,426 compared to \$8,197). Figure 2-10 and Figure 2-11 depict the household income distribution for Watsonville in 1979. At this writing, information on income and poverty status from the 1990 Census was not yet available.

There were 5,864 families in Watsonville in 1980. Of these, 574 or 9.8 percent were reported to be below the poverty level. Figure 2-12 depicts poverty status in Watsonville in 1980. Nearly 40 percent of the families living below the poverty level were headed by women and 9 percent were headed by householders 65 years or older. All together, 69 percent of the families below poverty included children under the age of 18. Throughout the city, 3,048 people or 13 percent of the population were below poverty level in 1980.

Figure 2-11 Income In Watsonville and Santa Cruz County – 1980



Source: U.S. Census, 1980

Watsonville has higher percentages of lower-income households than Santa Cruz County. Sixty-six percent of households in Watsonville earned less than \$20,000 in 1980 compared to 58 percent of households county-wide.

The proportion of the population living below the poverty level in 1980 can be used to extrapolate a comparable figure for 1990. Such an extrapolation indicates that 4,105 (13 percent of the population) people may be living below poverty level in 1990, including 668 families. Note that these figures are only estimates as changes in the definition of poverty status between 1980 and 1990 have not been taken into account.

California Administrative Code defines income categories with respect to the area or county median income. Generally, households with 80 percent or less of the county median income are considered lower income. The category "lower income" is divided into "low-" and "very low-" income. Median family income in Santa Cruz County in 1991 was calculated at \$43,400. An average size family (four persons) with an annual income of less than

Figure 2-12 Poverty Status in Watsonville: 1980

	Number of Families	% of Total	1990 Projection
Persons below poverty	3,048	13%	4,105
Families below poverty	574	10%	682
with children	464	8%	550
without children	110	2%	132

Source: U.S. Census, 1980

In 1980, nearly 10 percent of all families in Watsonville lived below the poverty level.

Figure 2-13 Industry of Employment in Watsonville: 1980

Industry	Number of Employees	% of Total
Agriculture	1,494	17%
Forestry and Fisheries	10	<1%
Mining	51	1%
Construction	427	5%
Manufacturing:		
Nondurable Goods	1,485	16%
Durable Goods	485	5%
Transportation, Communication, Public Utilities	450	5%
Wholesale Trade	499	6%
Retail Trade	1,603	18%
Finance, Insurance, Real Estate	322	4%
Services	1,907	21%
Public Administration	308	3%
TOTAL	9,041	

Source: U.S. Census, 1980

Note: Percentages may not add to 100 percent due to rounding.

In 1980, high concentrations of Watsonville's workers were employed in agriculture, non-durable goods manufacture, retail trades, and the provision of services.

\$38,000 would be considered lower income and an average size family with an income below \$23,850 would be very low income. Housing advocates in Watsonville anticipate that significant portions of the population actually earn incomes well below these thresholds, resulting in an even larger gap between income and housing affordability. The creation of living-wage job opportunities to close this gap is emphasized throughout the General Plan.

INDUSTRY AND OCCUPATION OF EMPLOYMENT

Information on occupation and employment can be useful in determining special housing needs of

employment groups such as farmworkers. Projected growth or decline in a particular industry can also serve as an indicator of future housing needs. Figure 2-13 and Figure 2-14 provide data from the 1980 Census on the industry of employment and occupation.

In 1980, more than 16 percent of Watsonville workers were employed in agriculture. At the same time, less than 7 percent of workers countywide were employed in agriculture. Another 16 percent of Watsonville workers were employed in non-durable goods manufacturing, which includes agricultural produce packing. Services and retail together account for 39 percent of Watsonville employees, closely reflecting countywide percentages.

When more of the 1990 Census data has been released, improved analysis of the economic status of

Figure 2-14 Occupation in Watsonville: 1980

Occupation	Workers	% of Total
Executive/Managerial	747	8%
Professional Specialty	718	8%
Technicians, Related Support	90	1%
Sales	827	9%
Admin. Support, Clerical	1,093	12%
Private Household Services	82	1%
Protective Services	100	1%
All Other Services	857	10%
Farming, Forestry & Fishing	1,319	15%
Precision Prod., Craft, Repair	930	10%
Machine Oper., Assemb. & Inspectors	953	11%
Transportation, Material Moving	536	6%
Handlers, Cleaners, Laborers	789	9%
Total	9,041	

Source: U.S. Census, 1980

Note: Percentages may not add to 100 percent due to rounding.

Occupations of Watsonville residents in 1980 showed high concentrations of administrative support; farming; precision production and repair; and machine operators, assemblers, and inspectors.

Watsonville residents can be prepared. Current economic conditions including unemployment rates in excess of 11 percent over the past five years, drought conditions and substantial layoffs and/or closing of major employers likely indicate increased levels of economic hardships in households.

COMMUTING

The extent to which workers live in one community but work in another gives an indication of an imbalance between housing and employment opportunities. The concept of a jobs/housing balance is based on environmental as well as housing considerations. The provision of affordable housing close to job centers can have both fiscal and environmental benefits.

Watsonville desires to create and perpetuate a jobs/housing balance that reflects the labor force needs of the Planning Area and adjacent portions of South Santa Cruz County. The California Economic Development Division (EDD) estimates that households in Watsonville and Santa Cruz County have 1.6 laborers per household. According to the 1990 Census, there are 14,471 households in Watsonville and the Planning Area, resulting in a labor force of 23,089. Unemployment in Watsonville between 1986 and 1990 has averaged 11.6 percent. The 1991 average figure has not been released by EDD as of this writing. It is a goal of this general plan to improve the economic stability of the community by reducing unemployment to 5 percent. Assuming 95 percent employment in the labor force, 21,935 jobs would need to exist in Watsonville and the Planning Area to achieve an areawide jobs/labor force balance.

Job numbers developed for the Association of Monterey Bay Area Governments in 1990 projected 22,500 jobs in Watsonville and the Planning Area. This implies a 97 percent labor force to jobs balance in the Planning Area. These numbers indicate a slight net incommute in the Watsonville area for jobs. Growth projections included in the *Watsonville 2005* represent efforts to accomplish a one-to-one ratio of labor force to jobs for the Planning Area.

High unemployment rates in Watsonville may indicate an inadequate number of jobs and a possible disparity between the types of jobs in Watsonville and the Planning Area and the skills of the labor force. Programs to improve skills and access to education are proposed in the general plan.

Watsonville 2005 also includes proposals to link housing creation with job creation in an effort to address concerns that Watsonville may become a bedroom community to North Santa Cruz County, the Silicon Valley, or North Monterey County. Watsonville encourages these areas to promote labor force/job balances within their respective impact areas and to meet their "fair share" requirements as defined by AMBAG. If other areas export their housing demand to Watsonville, then additional pressure will be placed on the Watsonville housing market. If land for housing is in short supply, housing prices may increase, negatively impacting affordability and Watsonville's ability to serve its existing population.

OTHER HOUSING NEEDS GROUPS

FARMWORKER HOUSEHOLDS

Farmworkers living in and around Watsonville form a very important segment of the local economy, yet they and their families often experience difficulty finding affordable housing. Difficulties in securing adequate housing are often magnified by limited English speaking skills.

In the 1990 Census, about 17 percent of all employed persons in Watsonville reported farmwork as their occupation. At the same time, 26 percent of all employed Hispanic persons in Watsonville reported farmwork as their occupation. This is a very high concentration in Watsonville considering that countywide only 5 percent of all employed persons have reported farming as their occupational field.

Farmworkers today are becoming less migrant than in the past. Many farmworker families are establishing a home base in one location in the state with one or both parents and adult children travelling to jobs in other locations. Younger children are left in the

care of friends or relatives. This provides farmworker families with some assurance that they will have housing in the off-season. Additional contributing factors to the increase in home base work patterns are the effects of the Immigration Reform and Control Act of 1986 (Immigration Amnesty Act), trends for growers to desire to hire workers they have previously hired and an increased desire by farmworker families to have children attend school regularly. According to *Migrant Farmworker Housing in California* a 1988 report published by the State Department of Housing and Community Development, the Watsonville area is one of the specific locations in the state farmworkers choose as a home base location. Further, the report notes that the Watsonville area is home to most of the home base and migrant farmworkers in Santa Cruz County.

This report estimates, based on 1986 counts, that 150 migrant (non-Santa Cruz County home base) farmworkers are in Santa Cruz County during the low farmwork months of February and March, increasing to 1,200 in the high work month of October. The report indicates there is one migrant camp in the County with a capacity to address the needs of 100 persons. This means that approximately 1,100 migrant workers during October must find some other temporary housing resource. This places a significant temporary housing resource burden on Santa Cruz County and significantly impacts Watsonville.

Growth in agricultural employment has slowed over the past several years due to a number of conditions, including the drought and food processing plant closures. AMBAG projects less than 3 percent agricultural job growth over the next five years (1987 Regional Population and Employment Forecasts, updated 1988). Several programs are proposed within this Housing Element to address the needs of the farmworker population. These include efforts to increase the stock of affordable renter and ownership housing, programs to increase the size of both owner- and renter-occupied units, and cooperative efforts with the County to identify sites for and establish additional facilities for migrant farmworker populations. The job creation programs of the Housing Element and the General Plan also assist the farmworker population by creating living-wage

employment opportunities to supplement farmworker wages.

PERSONS IN NEED OF EMERGENCY SHELTER

Homeless persons, victims of abuse, and other individuals represent housing needs which are not being met by the traditional housing stock. These persons require temporary housing and assistance at little or no cost to the recipient.

In 1990, the Short-Term Housing Coalition of Santa Cruz County (STHC) prepared a study on the county's homeless population, entitled *Assessment of Shelter and Housing Needs of the Homeless Population of Santa Cruz County*. A survey of the homeless population of Santa Cruz was conducted by STHC in March 1990. More than 1,100 homeless people were enumerated – 57 percent were non-Hispanic white, 33 percent Hispanic, 6 percent black, and 4 percent other minorities. The STHC report estimated that 1,910 people were homeless or shelterless in Santa Cruz County, and that 39 percent of them or 744 people, were Watsonville residents.

In Watsonville, four facilities serve the area homeless – Pajaro Valley Shelter Services, Pajaro Rescue Mission, the New Life Center, and the Salvation Army. The first agency provides support services to its clientele to help them move into permanent housing. The Pajaro Valley Shelter added another nine units in 1990 and now serves approximately 14 families. The Pajaro Rescue Mission caters to single men, although they have one additional room that will sleep five and has been used by families. This facility has 24 beds and accommodates an average of 40 persons per night. The New Life Center is the only shelter that primarily serves families that include both a father and a mother. This center has 16 beds and accommodates 14-17 persons per night. The Salvation Army operates the Loma Prieta Transitional Housing Complex. This facility serves eight families at a time (averaging 35 persons) and prioritizes intact families with both adults present. Accommodations include private sleeping and bathroom facilities for each family and shared cooking, dining, and living areas. Living and employment skill training is offered and families may stay up to 180 days.

The problem of homelessness is an increasingly significant one; it is clear that the homeless problem has worsened over the last ten years. A concerted effort at local, state, and federal levels is needed to address the issue. Availability of affordable housing would help to provide housing for some homeless persons; however, the City needs to continue to provide sites for homeless shelters to meet the needs of the homeless population.

PERSONS WITH DISABILITIES

The number of disabled persons has important planning implications for a city. Specialized needs include certain social services, disabled access throughout the city, and housing with specialized features for disabled residents. Figure 2-15 portrays the 1980 Census data related to disability. The 1990 Census data was not available at the time of this writing. In 1980, 1,128 persons, aged 16 to 64 reported some form of permanent disability that limits the type or amount of work they can perform. More than half of these disabled persons (58 percent)

are prevented from doing any paid work due to their disabilities. Overall, 8 percent of Watsonville residents reported work disabilities; the figure for work disabilities was the same as the state average of 8 percent.

In addition to these disabled persons, there are another 518 senior citizens who were unable to use public transportation due to their disabilities. These statistics, when combined with estimates prepared by the State Department of Rehabilitation, suggest that Watsonville is home to at least 500 and perhaps as many as 700 persons with severe and long-lasting disabilities.

Figure 2-15 Persons with Disabilities in Watsonville: 1980

	Number of Disabled
Work Disability	
In Labor Force	369
Not in Labor Force – Prevented from Working	653
Not in Labor Force – Not Prevented from Working	106
No Work Disability (Age 16-64)	12,494
Public Transportation Disability	
Age 16-64 with Disability	255
Age 16-64 without Disability	13,367
Age 65+ with Disability	518
Age 65+ without Disability	2,937

Source: U.S. Census, 1980

Individuals with disabilities indicate a need to provide housing with specialized features and citywide access programs.

3 HOUSING CHARACTERISTICS

INTRODUCTION AND BACKGROUND

The chapter describes the supply and condition of the existing housing stock in Watsonville. The local housing supply is described in terms of total stock, tenure, unit size, unit age and condition, cost of housing and ability to pay, and vacancy rates.

HOUSING SUPPLY AND PRODUCTION

In 1970, there were 5,211 housing units in Watsonville. As of 1980, the total housing stock in Watsonville 8,664 units. In 1990, the Census counted 9,909 housing units. State Department of Finance estimates for Watsonville on April 1, 1990 were significantly higher, showing a total of 10,474 units. Figure 3-1 depicts historical growth of Watsonville's housing stock from 1970 to 1990.

1990 Census numbers indicate a sizeable undercount in multi-family units when compared to Department of Finance figures. Department of Finance figures are based on reports prepared by the City from building permit and demolition permit records. Discrepancies are likely attributed to missed units or unit undercount in multi-unit structures in the Census. Census figures are used throughout this analysis as they are the traditionally accepted counts, although Watsonville desires to be on record as considering Census counts to be significantly low.

THE LOMA PRIETA EARTHQUAKE

On October 17, 1989 at 5:04 PM, Watsonville was hit by a 7.1 earthquake centered five miles from the city. After the earthquake, 405 residential units were yellow tagged as unsafe, allowing limited entry, and 241 residential units were red tagged as unsafe allowing no entry (Santa Cruz County Damage Report, January 1990). Of the red tagged structures, 56 were demolished; the remainder have been, or are currently being, repaired (City of Watsonville Planning Department Records). These losses have been

Figure 3-1 *Distribution of Units by Type in Watsonville: 1970 to 1990*

Unit Type	1970 Census		1980 Census		1990 Census		1990 ¹ DoF	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Single-Family	4,155	80%	5,078	59%	6,320	64%	6,118	58%
Multi-Family	986	19%	2,907	34%	2,671	27%	3,658	35%
Mobile Home	70	1%	666	8%	918	9%	698	7%
Total	5,211		8,651		9,909		10,474	

1 California State Department of Finance, *Population and Housing Estimates for California Cities and Counties*

Note: Percentages may not add to 100 percent due to rounding.

Housing in Watsonville has nearly doubled between 1970 and 1990. Comparison of Department of Finance and 1990 Census figures indicates Census undercount.

Figure 3-2 Housing Construction Summary, 1980-1991

Year	Detached Single-Family	Attached Single-Family	2-4 Multi-Family	5+ Multi-Family	Total Units Per Year
1980	31	0	0	13	44
1981	28	0	10	72	110
1982	23	0	30	0	53
1983	55	31	16	0	102
1984	88	22	64	152	326
1985	28	72	82	80	262
1986	49	190	14	94	347
1987	18	128	38	42	226
1988	19	78	19	38	154
1989	14	-5	10	0	19
1990	102	82	0	0	184
1991	20	10	8	40	78
TOTALS	475	608	291	531	1,905
AVERAGE	40	51	24	44	159

Source: City of Watsonville Planning Department, February 1992.

Note: This table indicates net unit gain in each category. Demolitions have been deducted from all unit counts. A negative number implies more units were demolished than newly constructed.

In order to meet its AMBAG "Fair Share," Watsonville will need to construct 280 housing units per year. Historical production rate have only provided 159 on average. The challenge for Watsonville is to accelerate the market to meet housing needs.

accounted for in the Department of Finance figures. It should be noted that substantial government assisted and privately funded housing rehabilitation resulted from the earthquake. These efforts will contribute to the overall improvement of the housing stock in Watsonville and the conservation of affordable units.

The impact of the earthquake on new housing starts in 1990 is difficult to define, although it appeared to be negligible. Watsonville issued certificates of occupancy on 205 residential units in 1990 and demolition permits for 21, resulting in a net gain of 184 units.

This number exceeded net new units constructed in 1988 (154) and 1989 (19), but represented 63 percent of new units achieved on an annual average basis in 1984 through 1987. Figure 3-2 shows residential building activity through the 1980s. Taking into account the poor economic conditions in Watsonville during the later part of the 1980s and the early 1990s, the earthquake likely had a small, temporary positive influence on new housing starts in 1990. The 1991 housing start figures are low at 78 units compared with the average over the past decade, reflecting current economic conditions in Watsonville, California, and nationwide.

HOUSING COMPOSITION

A mix of housing types is desirable in order to provide a variety of options for renters and homeowners of all income groups and households sizes. Such a mix can help ensure that residents who experience a change in income or household size are not forced to look elsewhere for housing.

Watsonville's housing stock composition changed substantially between 1970 and 1990. Single family housing, which accounted for 80 percent of all housing units in 1970, only accounted for 64 percent of the housing stock in 1990. During the same time, the share of multi-family housing grew from 19 percent to 35 percent. This is a major change in housing type of the total housing stock, reflecting the City's commitment to compact development, the cost of land, and the tendency to cluster units to avoid environmental problems. Figure 3-3 provides a detailed breakdown of the existing housing units in 1980 by type of structure for Watsonville and Santa Cruz County.

TENURE

Tenure refers to the status of households as being either owner- or renter-occupied. Ownership has often been associated with security and permanence, but the ideal balance between owner and renter-occupied housing has not been established.

The 1990 Census indicates that 52 percent of all occupied units in Watsonville are renter occupied and 48 percent are owner occupied. In Santa Cruz County, 40 percent of all occupied units are renter-occupied and 60 percent are owner-occupied. Higher levels of renter occupancy in Watsonville are likely related to the marketplace response to the housing demand of Watsonville's inhabitants, as well as individuals and families locating in Watsonville to achieve affordability. As will be discussed later in this section, overcrowding in rental housing is significant, again likely related to efforts to achieve affordability.

Figure 3-3 **Number of Housing Units In Watsonville: 1990**

Units In Structure	Watsonville (Total Units)	Watsonville (Percent of Total)	Santa Cruz County (Percent of Total)
1 (Detached Single Family)	5,182	49%	62%
1 (Attached Single Family)	936	9%	5%
2 to 4	1,076	10%	10%
5+	2,582	25%	16%
Mobile Home	698	7%	7%
Total Housing Units	10,474		

Source: California State Department of Finance, Population and Housing Estimates for California Cities and Counties.

Note: Percentages may not add to 100 percent due to rounding.

Watsonville has a higher percentage of attached single-family and multi-family housing than Santa Cruz County.

Figure 3-4 Age Distribution of Housing Units in Watsonville as Compared to California

Year Structure Built	Watsonville (Total Units)	Watsonville (Percent of Total)	California (Percent of Total)
April 1980-March 1990 ¹	1,245	13%	18%
1970-March 1980 ²	3,129	32%	22%
1960-1969 ²	1,164	12%	20%
1950-1959 ²	1,411	14%	18%
1940-1949 ²	1,066	11%	10%
1939 or earlier ²	1,894	19%	12%

¹ U.S. Census, 1990

² U.S. Census, 1980

Note: Percentages may not add to 100 percent due to rounding.

Watsonville has higher percentages of housing built prior to 1939 and after 1970 than statewide averages.

AGE OF HOUSING STOCK

As housing ages, it requires increased maintenance to meet current code standards and retain market value. The proportion of the housing stock over forty years old is a good indicator of the potential need for repair, modernization or even removal. Watsonville has a very high proportion of housing over forty years old. In 1980, almost two thousand units were 40 years old or older. The number of units 40 years old and older in 1990 is probably closer to three thousand, although many of these have been improved substantially as a result of repairs of earthquake damage. In addition, the Watsonville Housing Improvement Program (WHIP) has provided significant improvement assistance described under Housing Condition. Figure 3-4 and depicts the distribution of housing units by age in Watsonville.

HOUSING CONDITION

There is no simple measure that can be used to judge the physical quality of the housing stock. To be sound, a housing unit must protect the occupants from exposure to the elements, be free of physical defects that would endanger the health and safety of the occupants, and provide adequate plumbing for kitchen and bathroom uses. Suitable housing must also be reasonably close to services such as shops, schools, and public protection and have access to roads, utilities, and waste disposal.

A "Citywide Housing Condition Survey" was completed in March of 1992. This survey complied with the requirements of the Community Development Block Grant Program as an inventory of rehabilitation need citywide. The survey determined that approximately 1,167 housing units (12 percent) in Watsonville were in need of repair as defined by the California Department of Housing and Community Development (HCD) and that 1,139 (98 percent) of these units needed moderate levels of repair. Only eight units needed substantial repair and two were considered dilapidated. The survey further deter-

mined that 88 percent of the population residing in these units were in income categories that would qualify for Community Development Block Grant Assistance.

The City of Watsonville has been operating its Watsonville Housing Improvement Program (WHIP) for 14 years. In that time, 752 loans/grants have been issued for \$7,345,548. Included in this total is the rehabilitation of 80 units with \$1,915,454 made available for earthquake repair and replacement through the special earthquake recovery programs of the Federal Emergency Management Agency and the state's Farmworker Housing Grant program. Rehabilitation of the Jefsen and Resetar Hotels for low-income, elderly, and disabled persons were included in those projects. In addition, \$1,719,000 of Red Cross funding provided additional funding to Pajaro Valley Affordable Housing Agency (PVAH), Pajaro Valley Shelter Services (PVSS), and Community Housing Improvement Systems and Planning Associates (CHISPA).

HOUSING COST

Housing costs, when compared with area incomes, provide an indication of the affordability of housing in the community. Figure 3-5 compares gross rent for renter occupied units in Watsonville and Santa Cruz County as reported by the 1980 census. Figure 3-6 compares rents in Watsonville and Santa Cruz County from the 1990 Census. These are provided to offer insight into the level of cost increases from 1980 to 1990 and to show Watsonville's "affordability" in comparison to Santa Cruz County. The 1990 rent figures are not used to calculate overpayment since 1990 income figures are not available for the Census at this writing. Figure 3-7 depicts gross rent as a percent of total household income from the 1980 Census. Figure 3-8 shows data for owner costs with and without a mortgage from the 1980 Census and Figure 3-9 shows owner costs as a percent of household income.

Household incomes are lower in Watsonville than in the rest of the county, but so are housing costs. The 1980 median monthly rent level for single family homes in Watsonville was 79 percent of that of the county (\$284 in Watsonville compared to \$364 coun-

Figure 3-5 Gross Rent in 1980: Distribution of Housing Units In Watsonville

Gross Rent	Watsonville (Total Units)	Watsonville (Percent of Total)	Santa Cruz County (Percent of Total)
\$0-\$199	1,089	27%	19%
\$200-\$249	720	18%	13%
\$250-\$299	798	20%	15%
\$300-\$349	577	14%	14%
\$350-\$399	337	8%	11%
\$400 or more	408	10%	24%
No Cash Rent	76	2%	4%

Source U.S. Census, 1980

Note: Percentages may not add to 100 percent due to rounding.

Watsonville offered greater housing affordability than Santa Cruz County in 1980, as shown by its higher percentages of low-cost housing.

Figure 3-6 Number of Units by Gross Rent in Watsonville and Santa Cruz County: 1990

Gross Rent	Watsonville (Total Units)	Watsonville (Percent of Total)	Santa Cruz County (Total Units)	Santa Cruz County (Percent of Total)
\$0-\$199	377	8%	1,760	6%
\$200-\$399	792	16%	3,619	11%
\$400-\$599	1,531	32%	7,752	24%
\$600-\$749	1,303	27%	7,310	23%
\$750 or more	700	14%	10,936	34%
No Cash Rent	153	3%	1,143	4%

Source: U.S. Census, 1990

Note: Percentages may not add to 100 percent due to rounding.

In 1980, 88 percent of all renter households in Watsonville paid less than \$400 per month for housing. In 1990, only 24 percent paid less than \$400, demonstrating a significant edge over Santa Cruz County for affordable housing.

Figure 3-7 Gross Rent as a Percentage of Household Income in Watsonville: 1980

% of Income Paid as Rent	\$0-\$9,999	\$10,000- \$19,999	\$20,000 or more
0-19%	116	490	691
20-24%	152	364	145
25-34%	308	451	20
35% or more	1,016	151	0
Not computed	70	21	10
% Overpaying	83%	41%	2%

Source: U.S. Census, 1980

In 1980, 50% of all renter households paid over 25% of their income for rent.

tywide). In 1990, median rent in Watsonville was 86 percent of that of the county (\$557 in Watsonville compared to \$651 countywide). Overpayment for housing is defined by the Census as those paying more than 25 percent of their gross income for rent or mortgage payments. In general, it can be said that it is easier for small households with one or two persons to find rental housing at an affordable rate.

Large households often will have to pay more than 25 percent of their gross income for rental housing.

The Association of Monterey Bay Area Governments (AMBAG) reported in *Regional Housing Needs Plan* (June 30, 1990) that 4,212 households in Watsonville were lower income in 1980. Of these, 1,765 paid more than 25 percent of reported income for rent. Another 364 paid more than 25 percent for mortgages. Overall, 853 or 33 percent of lower-income

Figure 3-8 **Number of Owner-Occupied Units by Monthly Cost in 1980**

Monthly Owner Costs	Watsonville (Total Units)	Watsonville (Percent of Total)	Santa Cruz County (Percent of Total)	California (Percent of Total)
With a Mortgage				
\$0-\$199	406	13%	7%	9%
\$200-\$299	399	13%	12%	16%
\$300-\$399	221	7%	11%	13%
\$400-\$599	526	17%	18%	19%
\$600 or more	317	10%	23%	21%
Not Mortgaged				
\$0-\$100	828	27%	16%	12%
\$100-\$199	342	11%	12%	9%
\$200 or more	60	2%	2%	2%

Source: U.S. Census, 1980

Note: Percentages may not add to 100 percent due to rounding.

Overall owner-occupied housing is more affordable in Watsonville than in Santa Cruz or statewide.

Figure 3-9 **Owner Costs as a Percentage of Household Income: 1980**

% of Household Income Paid as Owner Costs	Household Income		
	\$0- \$9,999	\$10,000- \$19,999	\$20,000 or more
0-14%	168	498	997
15-24%	157	188	307
25-29%	47	52	69
30% or more	214	193	165
Not Computed	44	0	0
% Overpaying	45%	26%	15%

Source: U.S. Census, 1980

In 1980, 20% of all owner households paid over 25% of their income for owner costs.

households were overpaying for housing in 1980. It is estimated that in 1989, 1,624 lower-income households were overpaying for housing.

In order to address concerns for housing costs in the city, Watsonville has implemented a mobile home rent stabilization ordinance and an affordable housing ordinance.

MOBILE HOME RENT STABILIZATION ORDINANCE

The ordinance limits annual rent increases in mobile home parks to 70 percent of the Consumer Price Index or 5 percent of existing rent, whichever is less, and requires the City Manager to review all of the proposed rent increases.

AFFORDABLE HOUSING ORDINANCE

The ordinance generally requires 25 percent of the total number of units of all projects containing eight or more units to be affordable to moderate-, low-, or very low-income households. Any development of affordable ownership dwelling units shall provide that not less than 10 percent of the total units to be constructed shall be affordable by households of low income and that the remaining 15 percent or less of the total units to be constructed shall be affordable by households of either moderate, low or very low incomes. Any development of affordable rental dwelling units shall provide that not less than 10 percent of the total units to be constructed shall be affordable by households of very low income, that not less than 10 percent of the total units to be constructed shall be affordable by households of low income, and that the remaining 5 percent or less of the total units to be constructed shall be affordable by households of either moderate, low- or very low-income.

The definitions for low and very low income in this ordinance match those of the state in defining need. The definition of moderate income in the ordinance is more restrictive than the state in that income is limited to between 80 and 100 percent of median while the state defines moderate as between 80 and 120 percent of median.

This ordinance further requires that each February, the City Council shall be informed by the Planning Director of the number of low- and very low-income affordable units constructed and the total number of affordable units for which building permits have been issued over the previous year for both rental and ownership affordable units. If the total number of units constructed for low- and very low-income households is less than 75 percent of the total number of affordable units constructed in the city, the Council shall require that at least 80 percent of the affordable ownership units constructed in the coming year be affordable to low- and very low-income households. Starting in 1994, the City Council may use three year averages in making these calculations. The intent of this requirement is to significantly direct affordable housing efforts toward low- and very low-income need.

In addition, residential developments of less than eight units or lots and commercial and industrial developments of over 1,000 square feet are subject to in-lieu fees to be used to support the construction of additional affordable housing.

ASSISTED HOUSING

The City of Watsonville has established an outstanding record of success in the provision of low-cost housing working in cooperation with the private sector, the Housing Authority of the County of Santa Cruz, and private nonprofit housing developers.

An inventory of assisted housing in Watsonville was prepared in February, 1991. At that time, 1,567 low- and very low-income rental units were identified (Listing in Appendix A). Pending affordable projects are discussed under housing opportunities.

An analysis conducted in February 1992 indicates 252 units are at risk through the year 2001 of losing affordability restriction and converting to market rate housing. The Clifford Manor project (100 units) is currently receiving Section 8 assistance. Although no notice of intent to withdraw has been filed to date, if a notice is filed, the project could convert before 1996. The City will monitor this project for notice of

intent to withdraw. Meadow View Apartments received local Multi-Family Revenue Bond money and includes 38 units eligible for conversion in June of 1996. The Independence Square project (100 units) is eligible for conversion in 1999. The City will work with the current non-profit operator and other housing agencies and advocates to preserve these units at the time they are eligible for conversion. Fourteen units assisted through the city's CDBG program will be available for conversion between 1992 and 1996 (listed in Appendix B). The units were subject to five-year affordability limits on their loans. In March 1989, affordability requirements were extended to 15 years. As a result, no other city-sponsored CDBG projects are eligible to convert until 2004.

In preparing this inventory, information was collected from "The Inventory of Federally Subsidized Rental Units at Risk of Conversion;" the State Department of Housing and Community Development; Watsonville Planning Staff; and Watsonville Housing Rehabilitation Staff. (Appendix B is a completed copy of the HCD checklist for units at risk of conversion).

OVERCROWDING

Overcrowding is a major problem in Watsonville with rates twice that of the State of California and two-and-a-half times that of Santa Cruz County. Overcrowding is a symptom of high housing costs, as households add additional members to make the housing more affordable, or as households rent or buy smaller units to maintain affordability. The Census Bureau has determined that occupancy by over one person per room (excluding kitchens and bathrooms) is considered overcrowding. Occupancy by over 1.5 persons per room is considered severe overcrowding.

The 1990 Census found 2,500 overcrowded units in Watsonville, of which 1,702 are severely overcrowded. Overcrowded units constitute 25 percent of Watsonville's housing stock. Thirteen percent of owner occupied units and 39 percent of renter occupied units are overcrowded. These averages for California are 6.4 and 19.6, respectively, and for Santa

Cruz County are 4.6 and 15.5, respectively. Ethnic breakdown for overcrowded units is not available at this time. Renter-occupied units housing large households (five or more persons) comprise 28 percent of all renter occupied units; while overcrowding occurs in 39 percent of all renter-occupied units. The implication is that overcrowding in renter-occupied units not only occurs for large households, but also for at least 11 percent of the households four persons or fewer. As a result, the city not only needs increased availability of units to address overcrowding for large households, but also needs two- and three-bedroom units to address overcrowding in households of four persons or fewer. The 13 percent overcrowding in owner occupied housing indicates a need to provide improved opportunities for bedroom additions to owner occupied units. Figure 3-10 depicts data on overcrowding.

Housing built in the past tended to be larger than most housing being built today. The result of this trend is that while overcrowding continues to exist, especially for lower income, Hispanic households, much of the older and larger housing stock is being underutilized in terms of the number of persons it could accommodate without overcrowding. Some of these homes are owned by elderly individuals with an "empty nest." The city's additional living unit ordinance provides opportunities to construct an additional smaller unit on R-1 properties for seniors to potentially relieve overcrowding in larger units and provide affordable senior housing. Recent revisions of the additional living unit ordinance to allow additional units on smaller parcels increases the potential for this housing type.

VACANCY

A five percent effective vacancy rate is considered desirable in order to provide for adequate consumer choice and mobility as well as adequate returns to housing providers (this effective vacancy rate only includes the units for sale or for rent; it does not include units being held for occasional use or awaiting occupancy). When vacancy rates are too low, population mobility is impaired, costs remain high, and substandard housing remains occupied.

Figure 3-10 Overcrowding In 1990

Persons Per Room	Watsonville (Total Households)	Watsonville (Percent of Total)	Santa Cruz County (Percent of Total)	California (Percent of Total)
Owner Households				
1 or less	3,923	87%	95%	94%
more than 1	590	13%	5%	6%
Renter Households				
1 or less	3,014	61%	85%	80%
more than 1	1,910	39%	15%	20%

Source: U.S. Census, 1990

Note: Percentages may not add to 100 percent due to rounding.

Watsonville's overcrowding rates are twice the state average and over two-and-one-half times those of Santa Cruz County.

The 1990 Census showed that 4.8 percent of housing units in Watsonville were available for rent or for sale. Countywide, the effective vacancy rate was 9.0 percent. Taking into account the significant overcrowding in the community, the 4.8 percent vacancy rate actually represents an undersupply of housing in the city, particularly in affordable ranges. The overcrowding problem demonstrates that the demand for housing by people with lower incomes exceeds the supply of housing at a price affordable to lower-income households.

ENERGY CONSERVATION

In 1990, the average California family spent over \$500 annually for energy in the home. The California Energy Commission has estimated that through the year 2000 energy costs will continue to rise at a faster rate than inflation. Clearly, the cost of energy in the home is and will continue to be a major expense for residents throughout the state. As a result, energy conservation in the home has the potential to bring about considerable decreases in the overall cost of housing. Consideration of energy conservation is directed towards both residential use and energy costs of home to work travel.

Watsonville is aware that higher density housing built in clusters with common walls and southern exposure of window areas, can be an effective energy saving technique in new development. Watsonville is also working towards the development of new housing opportunities in the central city area. Housing in the downtown area would allow more people to walk to work or use public transit. Watsonville encourages the use of both passive and active solar hot water and space heating systems. Weatherization and insulation of homes is also promoted both privately and under the Watsonville Housing Improvement Program (WHIP).

On July 1, 1978, California began implementation of California Administrative Code Title 24, which set building standards for energy efficiency in all new homes. With current residential building standards, a house designed today will consume only half the energy consumed by the same size house built before the standards were implemented.

Since 1978, the Watsonville building department has implemented Title 24 standards in compliance with state requirements. However, approximately 4,777 units exist in the city which were constructed prior to the implementation of Title 24. Although some of the units have undoubtedly been brought up to current

standards, substantial potential exists for energy savings in Watsonville.

COASTAL ZONE

Localities within the coastal zone are required by state housing element law to assess housing opportunities in the coastal zone. Only a small portion of Watsonville is located within the coastal zone. The Watsonville Coastal Land Use Plan has established land use policies for five specific areas within the coastal zone. Future residential development is not anticipated in any of these areas. Only two of the five coastal planning areas contain housing. The area designated as Area C in the Local Coastal Plan is presently zoned for single-family use, but the City has not received any development applications at this time. Residential development would require a conditional use permit, be subject to environmental performance standards, and could only take place if continued agriculture use were demonstrated to be infeasible. State housing element law requires jurisdictions to account for all low- or moderate-income housing in the coastal zone which has been 1) demolished; 2) converted to a condominium, cooperative, or similar form of ownership; or 3) converted to a non-residential use. In Watsonville, no low- or moderate-income housing in the coastal zone has been converted, demolished, or approved for demolition since January 1, 1982.

INTRODUCTION AND BACKGROUND

The state Housing Element Law requires that each jurisdiction carry out a review of progress made on the policies and programs specified in the Housing element. The following chapter describes the policies and programs contained in the previous element and efforts by Watsonville to accomplish them.

POLICIES: 1987 – 1991

1. To provide for an adequate number of new housing units, units needed for replacement, and units needed for maintenance of a vacancy rate, the City will permit the construction of at least 2,215 housing units between April 1986 and April 1991.
2. Each housing development proposal will be evaluated on its own merits and the total number of requested development permits will not be limited by any formal system of permit limitations.
3. The City will require that all residential development projects of ten or more units shall submit marketing plans to identify the price range of the units being developed, the size of the units, and the expected occupancy of owners and renters.
4. The City will encourage the integration of housing affordable to lower-income households within projects of ten or more units.
5. Ordinance No. 447-78 (CM): control of conversion over tenure from apartment rental use to owner-occupancy status shall remain in effect at all times that the effective vacancy rate remains under three percent of the available rental housing stock. Exception to this existing policy shall be granted when an applicant for approval of conversion agrees to provide four out of every ten dwelling units (40 percent) to households of moderate or lower income.
6. Energy efficiency in new housing will be required as a design feature in all housing element development proposals of five or more units. The use of high efficiency appliances will be encouraged as will energy efficient site orientation and the use of solar heating systems.
7. To expand the supply of small housing units intended for the occupancy of one or two persons, aged 60 or older, the City may amend the zoning ordinance to provide for secondary housing units on lots currently used for single family detached units. The total supply of secondary housing units shall be controlled by conditional use permit with no more than one secondary unit per lot and a total stock not to exceed 300 secondary units citywide by 1991.
8. To maintain the quality and affordability of older neighborhoods, the City shall continue to participate in the Community Development Block Grant program and will encourage private sector investment to achieve similar objectives. One objective of this program will be to rehabilitate up to 15 housing units per year. This policy also include continued cooperation with the Housing Authority of Santa Cruz County in the development of new or substantially rehabilitated Section eight housing units.
9. To the degree consistent with general plan land use policies, the City will zone for the development of medium to high density (10 to 20 units per acre) residential use within the central service area of the city. Mixed use projects combining commercial and residential uses will be encouraged as will housing suitable for senior citizens.
10. Lots acquired by the city by reason of tax delinquencies or by gift, may be zoned for the development of housing for low- and moderate-income households when residential use would be consistent with the land use policies of the general plan.
11. The City will provide administrative assistance and other financial incentives to nonprofit housing development corporations, when acquiring sites and developing affordable housing for persons with low and moderate incomes

12. The City will employ its authority over land use development to minimize and, when necessary, to restrict housing construction in environmentally hazardous areas. This policy also applies to the protection of environmentally sensitive habitats such as wetlands and riparian corridors.
13. The City will promote, encourage, and zone for higher density use of vacant and underutilized parcels within the older urban areas of the city. This policy serves to encourage the consolidation of small lots.
14. The City will continue to promote preservation and rehabilitation of historical and architecturally significant buildings. This policy will include design review over the conversion of large single-family structures and multi-family use.
15. It has been and continues to be the policy of the City of Watsonville to promote and assure equal housing opportunity for persons of all ethnic backgrounds and at all economic levels.
16. It shall continue to be the policy of the City of Watsonville to disperse low-moderate income housing throughout the city.

The following administrative actions were intended to implement the legislative intent of the adopted city policies for housing.

PROGRAMS

PROGRAM 1: HOUSING PRODUCTION

Program 1.(a)

The City will provide planning and development review services to the general public so that about 369 new housing units per year can be approved for addition to the existing housing stock. The planning staff and Planning Commission will monitor new housing developments to ensure that a wide variety of housing types are being provided and that the conditions of approval are consistent with general plan objectives for land use, open space, and the provision of public services. The City will encourage the continued development of moderate-cost housing by private, not-for-profit development corporations.

Progress: Although adequate sites were available, the number of housing units built during the 1986-1990 time period fell short of expectations. Housing production in each year was below the anticipated levels, particularly in 1989. During 1989, the year of the Loma Prieta earthquake, only 19 new units were added to the housing stock; however, many units were rebuilt during the earthquake recovery period. One hundred and eighty-four were added in 1990. Overall, 72 percent of the units built since 1986 were detached and attached single-family.

A number of factors combine to limit Watsonville's ability to achieve the housing construction goal of the previous housing element:

- a major, national recession;
- the closure of several major employers;
- an existing five year unemployment rate of 11.6 percent;
- a significant crisis in the banking industry;
- the shock of the earthquake and the diversion of significant financial, human resources and other community resources to address that emergency; and
- Watsonville's inability to expand its boundaries which would bring in new, less constrained land on which to generate housing, particularly affordable housing.
- significant demographic shifts over the past ten years

During this time period many residential developments were processed and approved for construction. For developers to go to the expense and effort of gaining entitlements, they must anticipate reasonable overall financial feasibility. The fact that the units have not proceeded to construction is largely a reflection of nationwide recessionary trends, the banking crisis and an overall lack of confidence in the Watsonville economy associated with high unemployment, earthquake impacts and low, new job creation. The 1991 Housing Element includes programs to improve the potential for housing to be built in Watsonville to meet the AMBAG designated need and other special needs.

Program 1.(b)

The planning and development review process will operate within the overall General Plan objectives for community development so that approximately

2,215 housing units can be developed between 1986 and 1991. The housing development process will be reviewed annually but no annual quota system will be established to restrict the issuance of permits for development.

Progress: Although no quota system was established, the number of development applications fell short of expectations. Between 1986 and 1991, 931 units were built within the city.

Program 1.(c)

Every market rate housing project of ten or more units will be required to submit a marketing plan. This plan will be reviewed by the Planning Department to determine how the new units will be marketed. The long-range objective of this program is to maintain a balance between owner-occupied and renter-occupied housing, and to assure the development of moderate-cost housing (ongoing, as needed).

Progress: This program was determined to be infeasible and was therefore not instituted. The overwhelming response from builders was that they did not have the information needed to submit such plans.

Program 1.(d)

The Planning Department will maintain a current inventory of all vacant sites within the city and their potential holding capacity for new residential development. During 1987, a land use evaluation process will be undertaken to help identify underutilized urban land and the adequacy of land zoned for all types of residential use. This land use evaluation will determine the most appropriate areas for future urban uses and the potential for re-use and mixed use projects within the central business district.

Progress: The inventory of vacant sites within the city has been updated on a semi-annual basis. The most recent inventory was conducted in August, 1991. The inventory includes parcels which are vacant as well as those which are significantly underutilized. The updated inventory is included as Appendix C.

Program 1.(e)

The Planning Department will evaluate the potential use of lands now owned by the City or acquired at a later date for the development of low- and moderate-cost housing.

Progress: The remaining city-owned sites have been evaluated as having no development potential.

Program 1.(f)

The City will continue to see that low- and moderate-income housing is dispersed throughout the city in order to avoid the concentration of lower-income households.

Progress: A number of measures, including an affordable housing ordinance, ensure that low- and moderate-income housing will be dispersed throughout the city. The recently adopted affordable housing ordinance requires that developers of eight or more houses or apartments set aside 25 percent of these units for low- and moderate-income households.

The zoning ordinance also helps to ensure that low- and moderate-income housing will be distributed throughout the city. Multi-family zoning is dispersed throughout the city, allowing affordable housing developments to be similarly dispersed. Residential uses are also allowed in the commercial district, creating the opportunity for affordable units in a mixed use setting.

The City's past performance gives a clear indication of the commitment to provide affordable housing while keeping the impacts on any single neighborhood to a minimum. Since 1984, seventy units of public housing have been built. These units were built on four separate sites throughout the city. An additional ninety-six units of public housing have been approved since 1988. These units will also be built on scattered sites, with no individual project having more than 16 units.

PROGRAM 2: HOUSING CONSERVATION

Program 2.(a)

It is city policy to provide for an adequate supply of new housing. At the same time, it is recognized that affordable housing can best be achieved by the preservation and rehabilitation of the existing housing stock. To implement this policy, the City will continue to operate the Community Development Block Grant Program. The primary objective of this housing assistance program shall continue to be the rehabilitation of substandard housing units that are now, or will be, providing affordable housing for households with low and moderate income levels. Owners of rental housing will be required to enter a Section 8

Agreement with the Housing Authority of Santa Cruz County or a rent stabilization agreement.

Progress: The City of Watsonville has an ongoing commitment to the preservation and rehabilitation of its housing stock. In the past, Watsonville's rehabilitation program has won awards from the federal government. The City continues to pursue Community Development Block Grants (CDBG) and to leverage these grants with funds from both public and private sources. The City also participates in the Rental Rehabilitation Program and as a result of the Earthquake has received over \$1 million in Federal Emergency Management assistance for repair and rehabilitation of earthquake damaged housing.

The Rent Limitation Agreement, a new component of the CDBG Housing Rehabilitation Program, is designed to ensure that rental units repaired with CDBG funds will be maintained as affordable units. The agreement provides that rents must remain at pre-loan application levels for a period of one year from the completion of the rehabilitation and that rents be limited to existing Section 8 or Section 8 moderate rehabilitation rents. The term of the agreement is for fifteen years. The state's Rental Rehabilitation Program specifically prohibits the City for imposing affordability limits on units assisted by this program.

Program 2.(b)

The City will continue to provide staff assistance for the review and evaluation of projects intended to upgrade the physical condition of existing housing, while at the same time keeping the housing affordable to persons of low and moderate income.

Progress: The City has employed three full-time housing specialists to administer the Watsonville Housing Improvement Program (WHIP) and provide staff assistance for the review and evaluation or rehabilitation projects.

Program 2.(c)

The housing rehabilitation program will be operated on a revolving fund basis with loan repayments being used to help provide staff support and to generate new loans. This program is expected to remain available for at least five years and may extend beyond this period by the reuse of loan payments.

Progress: The Watsonville Housing Improvement Program continues to operate on a revolving fund basis and is

progressing towards its ultimate goal of self sufficiency. Program income from loan payback is increasing and is expected to increase further as family incomes rise and loans are restructured.

Program 2.(d)

The Watsonville Housing Improvement Program (WHIP) will generate up to fifteen rehabilitation projects per year. The City will employ the services of a rehabilitation specialist to ensure the adequacy of all work performed and the services provided by the City will be focused on special needs households as described in Section III of this element.

Progress: Since 1986, the Watsonville Housing Improvement Program has generated 141 Rental Rehabilitation Fund projects. Forty-seven additional buildings were rehabilitated with \$1,218,034 of Community Development Block Grant funds. Associated with the earthquake, 26 units were repaired with \$1,195,000 of FEMA 403 assistance, and 54 units with \$697,420 of FWHP assistance. The Red Cross, as part of their earthquake relief efforts, has also provided \$1,719,000 in funding for housing rehabilitation and assistance. The City has employed the services of three rehabilitation specialists who are well experienced in construction techniques and administration of housing programs.

PROGRAM 3: RENTAL CONVERSION

Program 3.(a)

The policy of preventing the conversion of rental housing to owner-occupied housing shall remain in effect unless the vacancy factor for the city is more than 3 percent.

Progress: Although vacancy rates have exceeded 3 percent, there have been no applications for conversion of rental housing to owner-occupied housing.

Program 3.(b)

The Planning Department will continue to conduct semi-annual surveys to determine the citywide rental vacancy rate.

Progress: The Planning Department continues to monitor vacancy rates with semi-annual vacancy surveys. The most recent survey, conducted in April 1991, indicates a 4.6 percent vacancy rate. This figure is down slightly from 4.8 percent in April of 1990.

PROGRAM 4: LAND AND SERVICE AVAILABILITY

Program 4.(a)

The Planning Department will advise the City Council of the opportunity for land purchase or other forms of acquisition, in order to implement Policy No. 10. Lands acquired by the City will be given first priority consideration for the development of below market-rate housing. Nonprofit housing development corporations and the Housing Authority of Santa Cruz County will be notified of such opportunity purchases as they occur. This activity is ongoing to 1991.

Progress: There has been little progress made towards implementation of this program. The lack of activity has been due to the fact that the City has not had sufficient funds available to purchase land. However, city staff with a number of non-profit housing associations, such as CHISPA and Pajaro Valley Affordable housing, is acquiring land for affordable housing developments.

Program 4.(b)

The Planning and Community Development staff will complete the suitability evaluation of second and third story spaces above downtown commercial establishments. The objective of this analysis will be to implement the intent of Policy No. 9 for the inclusion of residential uses mixed with commercial services within the central service area. The focus of this evaluation will be the planning and economic suitability for the creation of efficiency sized units (studio and one bedroom) for the occupancy of adults and senior citizens.

Progress: A Single Room Occupancy ordinance (SRO) is in the process of being completed at this writing. The ordinance proposes the creation of units above commercial spaces. Several parties have expressed interest in developing SRO units.

Program 4.(c)

As part of the General Plan update program, the City Planning and Community Development staff will conduct an extensive investigation of the spacial relationships and land use consequences of urban development policies from the present to the year 2005.

Progress: Watsonville's General Plan is presently undergoing a complete update. Programs are being included to require the investigation of certain development criteria including parking and street width standards. In addition, on-going evaluation of development requirements to modify those that act as an unnecessary constraint to development is occurring. The City recently modified the lot size requirements of the second unit ordinance to allow more flexibility in the construction of second units. In addition, the City is in the process of evaluating modifications to the design review criteria to remove unnecessary obstacles to development.

Program 4.(d)

The Planning Department, in cooperation with the Public Works Department, will plan, schedule, and budget for the annual improvement and extension of public services to facilitate residential construction as well as maintenance projects to upgrade the urban environment of lower-income neighborhoods. This annual activity will take into consideration the objectives of the Watsonville Housing Improvement Program (WHIP) so that private investment in rehabilitation areas will be stimulated by the initial public sector investment (ongoing to 1991 with annual review).

Progress: As part of the budget process, the Capital Improvement Program (CIP) is reviewed and updated annually to plan for the improvement and extension of services. The objectives of the WHIP program have been considered in the planning of these services.

PROGRAM 5: HOUSING TYPE AND QUALITY

Program 5.(a)

One of the great strengths of the Watsonville housing stock is its wide variety of type. The policy to maintain this variety will be implemented by zoning lands at all allowable intensities of use permitted by the General Plan Land Use Element, amending the zoning ordinance to implement the policy for the provision of secondary housing units on lots presently used for single-family occupancy, and by enforcing Ordinance No. 529-81 to permit and regulate the placement of manufactured housing on R-1, single-family lots. The five-year objective of these action programs is to provide for a combination of small and manufactured units (ongoing to 1991).

Progress: The City of Watsonville allows for placement of manufactured housing on R-1 single-family lots as provided by state law. The City has also adopted a second unit ordinance which permits the addition of second units for senior housing on lots presently used for single-family occupancy.

PROGRAM 6: ENERGY CONSERVATION

Program 6.(a)

This policy will be implemented as part of the WHIP program and by the issuance of building permits for new solar hot water systems. Energy saving improvements such as caulking, insulation, and weather-stripping will be included as part of the process to correct construction deficiencies and unsafe living conditions (ongoing to 1991).

Progress: Insulation and other weatherization measures have been included as part of the WHIP rehabilitation process. In addition to the provisions for energy conservation for WHIP participants, two other weatherization programs are now available for Watsonville residents. Pacific Gas and Electric provides free installation of attic insulation, weather-stripping, caulking, water heater blankets, low-flow shower heads, and duct wrap for owner occupants in the lowest income groups.

The City also makes referrals to "Energy Conservation Program," an energy conservation program affiliated with Democratic Management Services, Inc. The Energy Conservation Program provides free home weatherization as well as emergency assistance for heating bills to eligible households.

Program 6.(b)

The Planning Department will incorporate energy efficiency as a required design review criteria for proposed residential development projects. Site orientation for the efficient use of passive and solar systems will be emphasized (ongoing to 1991).

Progress: Solar Orientation has been incorporated as a required design review criterion for proposed residential development projects. The design of projects is required, to the maximum extent possible, to provide for future passive or natural heating and/or cooling.

PROGRAM 7: EQUAL ACCESS

Program 7.(a)

Complaints of discrimination in housing choice will be referred to the Office of Fair Employment and Housing for the State of California. The City will continue to support equal opportunity in real estate and lending programs and to certify that non-discriminatory practices will be followed in the selection of residents for participation in the Watsonville Housing Improvement Program (WHIP).

Progress: Ongoing program. No complaints of discrimination have been reported to the City. The City will continue to support equal opportunity lending programs and certify that non-discriminatory practices are followed in the WHIP program.

Program 7.(b)

The City will continue to cooperate with private and public programs to provide emergency housing services for the homeless.

Progress: Ongoing program. Recently, Watsonville's City Council approved a special use permit for a transitional family shelter in downtown Watsonville proposed by the Salvation Army,. Another project, which would provide 19 additional beds in downtown Watsonville, was recently approved.

Program 7.(c)

To promote equal housing opportunity for households headed by women with children, the City will continue to participate with the Watsonville Board of Realtors and the Community Housing Resource Board.

Progress: Ongoing program.

PROGRAM 8: PLANNING ADMINISTRATION

Program 8.(a)

The Planning Department will review and evaluate current residential development standards to ensure consistency between general plan objectives and permitted intensity of use provided for under current zoning designations. This activity will be carried out as part of the General Plan update process.

Progress: The General Plan update process is currently underway.

Program 8.(b)

The Planning Department will continue to communicate with federal, state, and local housing officials in order to monitor the availability of housing assistance programs and participation in tax-exempt mortgage revenue financing for the development of moderate cost housing and the preservation of historic structures (ongoing to 1991).

Progress: The Planning Department continues to communicate with federal, state, and local housing officials in order to monitor the availability of housing assistance programs. The City also appointed a housing task force which considered housing needs and recommended programs to provide affordable housing. A number of the suggestions were incorporated into the policies and programs of the this Housing Element.

Program 8.(c)

The Planning Department will continue past efforts to facilitate the residential development review and approval process. The permit process will be aided by the use of computer data storage of land use information. Development fees will be evaluated to ensure consistency with city costs of providing planning services, and for the potential of creating financial incentives to promote moderate cost housing production (ongoing to 1991).

Progress: The City is in the process of setting up computer capability for compiling data on land use and development. As of this writing, the City has just completed a review of development and planning related fees, and adopted a new fee schedule. Fees were evaluated based on the costs to the City of providing the services.

Program 8.(d)

The Planning Department will prepare planned development regulations for inclusion in the zoning ordinance. These regulations and guidelines will be created to promote economical and efficient land use, creative site design, sensitivity to environmental conditions, and energy conservation.

Progress: Planned development regulations were prepared for inclusion in the zoning ordinance in 1989. The regulations specify that planned development zoning only be

granted where the subject parcel is large enough to make innovative and creative site planning possible. The ordinance also requires the preservation of natural and built features and resources.

5 HOUSING OPPORTUNITIES

INTRODUCTION AND BACKGROUND

According to the state Housing Element Law, the housing element of the general plan will include “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).” The following section describes opportunities for housing development on both residentially zoned and non-residentially zoned property in the city.

RESIDENTIALLY ZONED PROPERTY

The zoning ordinance of the City of Watsonville describes four zoning districts where the permitted use is primarily residential. In addition, several other zoning districts exist which allow residential uses. In August 1991, a land use survey was completed that determined the availability of vacant land in these zoning districts. This section describes the residential zones and their respective housing opportunities. Figure 5.1 summarizes the housing opportunities in the city by zoning district. Appendix C lists all vacant and underutilized residential properties identified in the city and provides an estimate of the number of units that are expected to be developed on those sites.

The existing average residential development density in Watsonville is 9.4 dwelling units per gross acre. The development of existing vacant and underutilized lands is anticipated to occur at 5.8 units per gross acre. This lower average density is attributed to the fact that many of these vacant and underutilized lands are presently vacant due to physical and environmental constraints such as significant slopes, wetlands or riparian habitat, limited access, parcel size, and parcel shape, that have functioned to keep this land undeveloped to date.

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (LOW DENSITY)

The purpose of this district type is to: protect and stabilize the residential characteristics of the district; promote and encourage a suitable environment for family life; and provide for detached single family dwellings and related services. The minimum lot size in this district is 6,000 square feet. *Watsonville 2005* allows densities up to seven dwelling units per net acre.

The city's survey of vacant and underutilized land identified 16 acres of vacant land within this zoning district. The majority of these properties are small, and some are highly constrained due to access, slope or other environmental characteristics. Accounting for these site characteristics, there is capacity on the parcels for approximately 37 new single family units.

R-1P SINGLE FAMILY PLANNED RESIDENTIAL DISTRICT

The purpose of this district type is to: protect and stabilize the residential characteristics of the district; promote and encourage a suitable environment for family life; provide for single family dwellings on individual lots; and provide for services related such development. The district also allows the City to retain in perpetuity the special conditions and modifications to a master plan and tentative subdivision maps that are imposed on all development located within the district. According to the city's vacant land inventory, there is currently no vacant land in this zoning district. The minimum net land area required per unit is 4,000 square feet. The general plan allows densities up to seven dwelling units per net acre.

This zoning designation is available only for projects of more than 200 lots which submit a special application. This application, called a master plan, must contain a site plan, preliminary drawings of typical residential models (including floor plans and elevations), and a general layout of all other land uses and designated unbuildable areas. Also required, is a statement of purpose from the developer, including

Figure 5.1 Vacant Residential Land and Estimated Housing Unit Holding Capacity: 1991

Zoning	Number of Sites	Gross Acres Vacant	Net Units
R-1	21	16	37
R1-P	0	0	0
RM-2	24	201	878
RM-3	14	36	566
Subtotal	59	253	1,481

Source: City of Watsonville, *Vacant and Underutilized Land Inventory*, August 1991

Existing vacant and underutilized lands in Watsonville can accommodate an estimated 1,481 new residential units.

reasons for the project request, an outline of special features, background on the developer, a list of modifications requested, and a phasing schedule.

RM-2 MULTIPLE RESIDENTIAL DISTRICT (MEDIUM DENSITY)

The purpose of this district type is to provide rental housing opportunities for all persons who, by choice or need, may not be purchasing a home and to provide for the development of new subdivisions which meet the density levels prescribed, including planned developments, mini-lot subdivisions, condominiums, stock operatives, and community apartment subdivisions. Principally permitted uses include three- or four-family dwellings, apartment units with sixteen or fewer units on one site, rooming houses, and farm labor housing. Single family homes can also be developed with an administrative use permit. Mobile homes are a conditionally permitted use in the zone. The general plan allows densities up to 13 dwelling units per net acre. Maximum lot coverage in this zone is 60 percent for rental multi-family housing, and 50 percent for standard lot subdivisions.

The city's survey of vacant and underutilized land identified about 201 acres of vacant land within this zoning district. Many of these sites are small, unusually shaped or significantly constrained by environ-

mental factors. A total of 878 units are estimated to be possible on the 201 acres. Approximately 137 acres of the total in this category is located southwest of Harkins Slough Road. It is anticipated that the development of this area will be significantly limited by Struve Slough, populations of the California Tar Plant, an endangered species, and other riparian habitat that exists on the site. As a result, only 500 residential units are estimated for this site.

RM-3 MULTIPLE RESIDENTIAL DISTRICT (HIGH DENSITY)

The purpose of this district type is to: provide for the development of areas of greater residential density; stabilize and protect residential characteristics of the district; and promote a suitable environment for the lives of families and single persons living in the district. Principally permitted uses include: three- or four-family dwellings, apartment units with sixteen or fewer units on one site, townhouses with 10 or fewer on one site, rooming houses, and farm labor housing. Single family homes can also be developed with an administrative use permit. No more than 50 percent lot coverage by principal or accessory buildings and parking is allowed. The general plan allows development densities up to 36 dwelling units per net acre, with special provisions for 42 dwelling units per net acre for single-room occupancy housing.

The city's inventory of vacant land identified about 36 acres of vacant land within this zoning district. On the basis of past projects approved and densities permitted, these lands could accommodate 566 units.

In addition, the City proposed the redesignation of three areas, generally referred to as Atkinson Lane, 9th Street, and Lincoln Street from Residential Low Density to Residential High Density as a part of the 1992 General Plan update. While the actual number of units that would result from the redesignation of these areas is difficult to determine, it is estimated that 200 to 250 units could result.

ADDITIONAL LIVING UNITS

Second Units

The city zoning ordinance also allows the development of additional living units to house senior citizens (defined as over 60), on lots developed or proposed to be developed with single family dwellings (in the R-1 District). The purpose of permitting additional living units is to allow more efficient use of the city's existing housing stock and to provide the opportunity for the development of small housing units designed to meet the special housing needs of individual senior citizens and families, while preserving the integrity of the single family neighborhood. Approval of the additional living unit must be granted by the Planning Commission and the Design Review Commission. Approval of additional living units is dependent upon meeting the following criteria:

- **Zoning Requirements:** All yards, building height, distance between buildings, setbacks, and lot coverage standards of the zone in which the property proposed for conversion shall apply;
- **Living Unit Size – Attached:** The floor area of the existing main dwelling shall not be expanded more than ten (10 percent) percent to accommodate an additional living unit;
- **Living Unit Size – Detached:** The total floor area of an additional living unit shall be no more than 640 square feet. The detached additional living unit shall have no more than one bedroom;
- **Design:** The additional living unit shall be designed so that the appearance of the building

remains that of a single family residence. All new entrances shall be located so as not to be visible from any public street;

- **Off-street Parking:** A single family unit containing an additional living unit shall be provided with four parking spaces, two of which must be covered. The spaces may be permitted in tandem in the driveway of a two car garage if the garage meets minimum setbacks and the lot configuration precludes placement elsewhere on the property.
- **Occupancy:** No more than one dwelling unit on the parcel shall be rented or leased. The City shall require recordation of a deed restriction setting forth this occupancy requirement.

The numeric potential for development of second units in the City of Watsonville has not been determined.

State Housing Density Bonus Law/Other Housing Opportunities

It is the intention of Watsonville to develop legislation to implement the State Housing Density Bonus Law by mid-1993. Watsonville's affordable housing ordinance described previously requires all projects of eight or more units to provide 25 percent of all units in an affordable range. As a result, all rental projects of eight or more units in Watsonville will be eligible under state law for density bonus. It is difficult to estimate how many projects directed at owner occupancy would qualify, since the city's minimum inclusionary requirements for low- and very low-income units in owner-occupied projects are different than the requirements of the state's Density Bonus Law. It is also difficult to estimate how many projects in the 5-7 unit range will be eligible because the number of affordable units to be included in those is not established by ordinance.

Infill development on parcels not specifically identified in the vacant and underutilized inventory, units resulting from mixed use redevelopment, and units resulting from the state's Density Bonus Law have not been accounted for in the base analysis. While extremely difficult to estimate, these sources could add 400–600 more units in the city. The addition of these units could result in overall densities within the existing City limits of over 6,300 persons per

square mile, which would be the highest development density for any city in Santa Cruz County.

NON-RESIDENTIALLY ZONED PROPERTY

Several non-residential zoning districts also allow residential units as a conditional use, requiring either an administrative use permit or a special use permit. The following section will describe these zoning districts and the conditions under which the construction of housing units may be allowed. It is not possible to accurately estimate the potential number of new housing units that could be built in these zoning districts because housing is not a principal permitted use in these districts, and the development of housing in them is not required. The amount of housing development that could occur in these districts would depend on how many units, if any, the developer wants to build.

CC CENTRAL COMMERCIAL DISTRICT

The purpose of this district is to stabilize, improve, and protect the commercial characteristics of the central business district and to provide adequate locations for stores, shops, and offices supplying commodities or performing services for residents of the city. The Central Commercial District is located in the central downtown area, and has a special core area designated within it intended to provide for the development of a concentrated, pedestrian-oriented commercial shopping center. Single family and multi-family housing can also be developed in this zoning district as a conditional use, which require an administrative or special use permit. Single family units are only allowed if they are built above a ground floor commercial use. Multi-family structures are allowed.

CT THOROUGHFARE COMMERCIAL DISTRICT

The purpose of this district is to provide for retail, commercial, service, amusement, and transient residential uses which are appropriate to thoroughfare

locations and dependent upon thoroughfare travel. Housing is also allowed in this district as a conditional use, for which an administrative or special use permit is required. Single family units are allowed as long as they are built in conjunction with one of the commercial uses normally allowed in this district. Multi-family structures are allowed if they contain five or more units.

CN NEIGHBORHOOD COMMERCIAL

The purpose of this district type is to provide limited centers for convenience shopping in the residential communities and neighborhoods of the city. Housing is also allowed in this district as a conditional use, for which an administrative or special use permit is required. Single family units are allowed as long as they are built in conjunction with one of the commercial uses normally allowed in this district. Multi-family structures of any number of units are also an allowed conditional use.

FINANCIAL ASSISTANCE

The City has regularly sought out and utilized federal and state programs to assist in the construction, repair, and replacement of housing, and to assist individuals and families in renting housing. In addition, significant additional funding through the FEMA 403 Disaster Assistance Program (\$1,218,034), Farmworker Housing Grant Program (\$697,420), and the Red Cross (\$1,719,000) has resulted from the Loma Prieta Earthquake.

The City intends to make use of two additional resources in the future. Housing set-aside funds from the redevelopment district is estimated to generate 21 million dollars over the next 40 years. Estimated revenues for 1991 to 1996 are as follows:

1991/91	\$408,000
1992/93	\$390,000
1993/94	\$432,000
1994/95	\$488,000
1995/96	\$561,000
Total	\$2,279,000

The City has also implemented its affordable housing in-lieu fee for residential projects. The proceeds from this fee will vary with the amount of future construction in Watsonville. It is the intention of the City that those funds be used to support the development of low- and very-low income housing in Watsonville.

INVESTMENT CLIMATE

Watsonville fully recognizes the importance of creating a favorable investment climate in the city. The housing needs of Watsonville residents cannot be met solely by the public and non-profit sectors. The private sector developer plays a primary role in meeting the housing needs of the residents. As a result, Watsonville seeks to create an investment climate in the community that balances regulatory programs with the needs of private developers to be able to bring projects to fruition in a profitable format.

Mandates to create affordable housing must be supported with incentives capable of allowing private developers profits. These incentives must be carefully crafted to maintain Watsonville's aesthetic and quality of life standards. Watsonville is committed to working with housing advocacy groups and private developers to create an investment environment that encourages and assists the development of housing, particularly affordable housing.

6 HOUSING CONSTRAINTS

INTRODUCTION AND BACKGROUND

The State Housing Element Law requires that housing elements include an analysis of "potential and actual constraints upon the maintenance, improvement, or development of housing for all income levels." The following section describes potential and actual governmental and non-governmental constraints upon maintenance and development of housing.

GOVERNMENTAL CONSTRAINTS

LAND USE AND ZONING

The ability to assign land use categories, zoning densities, and site improvement standards is one of the most powerful tools available to cities for influencing the type and distribution of housing that is built. In Watsonville, land use categories are established by the city's General Plan while zoning densities are set in the zoning ordinance. Land use categories and zoning districts designate the types of uses either allowed or conditionally permitted on each piece of property in the city. State law requires that land use classifications and residential densities in the zoning ordinance be consistent with the land use categories and allowable densities in the city's General Plan.

Watsonville uses its police power authority, including land use zoning, in order to provide for public safety, health, and the attainment of objectives for community development, as specified in the General Plan. This authority must be used with sensitivity or its application may inadvertently create hardships for lower-income households.

Time required to complete the development review and permit procedure can add costs to the residential development process. Watsonville is aware that standards for flood prevention, installation of traffic

signals, and other required site improvements will add to the overall cost of housing. However, over the long run, these improvements provide for safety and a higher quality of urban living.

As described in Chapter 5, sufficient vacant land remains in the city to accommodate 1,481 new housing units. Re-use and mixed-use projects, the development of secondary units, and the impact of the State Housing Density Bonus Law represent additional building opportunities. In order to meet the city's share of the regional housing goal, an average of approximately 280 units per year would have to be built in the city each year through June of 1996. If this development rate occurs, the remaining vacant land would accommodate approximately five years of residential development. This development rate is higher than Watsonville has historically experienced. The policies and programs in Chapter 8 outline efforts to promote increases in housing construction.

SITE IMPROVEMENT STANDARDS

Site development and improvement standards are set in the city's zoning ordinance. In general, the site control factors which influence the availability and cost of housing are:

- Lot size
- Lot frontage
- Setbacks
- Site coverage
- Open space
- Parking

As described in Chapter 5, the city has a number of zoning districts which allow or conditionally permit residential development. When used judiciously, land use and site development controls serve to regulate private sector development of housing to produce a safe, pleasant living environment for households of all income levels. Used improperly, these controls can form a barrier to the development of particular types of housing and exclude particular income groups from living in the community.

The city's lot size standards were examined in some detail in Chapter 5. Appendix D includes excerpts of the residential zoning district requirements from the 1991 Watsonville Zoning Code. These excerpts include tables describing the various requirements of each district. An analysis of these requirements indicates that overall these requirements are no more restrictive than those used in other communities and in many instances are less restrictive. The lot sizes for each zone are reasonable for the zone. The lot frontages and set-backs required in each zone balance the need for privacy with the need to allow the maximum possible density on each site. Site coverage and open space requirements allow residential units to be constructed at sufficient density to achieve economic production and appropriate utilization of the entire site. The city's height standards are reasonable for each of the zoning districts.

The City is reviewing its parking requirements to determine the appropriateness of parking standards. The requirements for multi-family developments and for group care homes are being reviewed in detail in 1992 to determine if they impose an unreasonable hardship on the provision of affordable housing. In addition requirements for street width and infrastructure should be evaluated further to determine whether required street widths and sidewalk requirements could be modified to reduce development costs without compromising safety and accessibility.

It is important to note that the city's affordable housing ordinance does provide developers with the opportunity to request modification of architectural design and development standards on individual projects in order to facilitate inclusion of the 25 percent affordable units.

THE DEVELOPMENT APPROVAL PROCESS

The development approval process has the potential to be a major constraint on the production of housing due to the increased carrying costs associated with a long review process. In general, the time required for development review increases with the complexity of the project and the number of agencies involved in the review. Simple projects such as individual single-family units on previously subdivided

parcels or apartment developments of fewer than four units typically require two or three months to process. Multi-family projects with more than four units often require six months. Projects which require the preparation of an environmental impact report often take a year or more for full review and approval.

City policies require time for review and processing of development applications. However, permit processing and development review times are not at the sole discretion of the City. State and federally mandated procedures determine time required for portions of the process. In addition, review by special agencies whose jurisdiction overlaps the city can add time to the review process. The Air Quality Management District, the Pajaro Valley Water Management District, the Regional Transportation Commission, and the Pajaro Valley Unified School District are some of the special purpose agencies concerned with land use in Watsonville. The City strives to achieve concurrent review to the maximum extent possible.

Watsonville further strives to minimize the cost of permit processing by providing priority processing to projects with 50 percent or more of the units in a project directed toward moderate-, low-, and very low-income residents.

BUILDING CODES

Residential construction is subject to numerous code requirements that can add substantially to the cost of development. These include the Uniform Building Code, related trade codes, the California Energy Code and State Title 24 regulations, and state seismic safety requirements. These codes and regulations are used in jurisdictions throughout California. These codes have been slightly modified by Watsonville. The Watsonville Building Department has not received any complaints from developers to indicate these modifications are constraints to providing housing. Requests for inspections are generally responded to within 24 hours with a few requiring two days during very busy times. These time frames do not constitute a significant constraint to development.

Figure 6-1 *Typical Residential Development Fees¹: 1991*

Fee Description	Single-Family	Multi-Family
Plan Check	\$794	\$74
Public Work Plan Check	\$318	\$189
Permit	\$1,221	\$286
Parks and Recreation	\$2,001	\$1,200
Public Facilities Impact	\$750	\$320
Energy	\$75	\$23
Fire	\$375	\$160
Seismic	\$11	\$4
Traffic Impact	\$1,000	\$600
Sanitary Sewer	\$950	\$950
Water Connection	\$870	\$870
Storm Drain	\$270	\$190
Affordable Housing	\$4,000	\$5,000 ²
Total	\$12,365	\$4,866-9,866

1 Fees listed are typical; some fees will vary depending on density of development, number of units, and other factors.

2 Affordable housing fees are not charged to projects providing 25 percent affordable units.

Source: City of Watsonville, 1991

DEVELOPMENT FEES

The passage of Proposition 13 in 1978 both reduced property tax revenues and limited alternative financing mechanisms. As a result, cities throughout California have increasingly turned to development fees, assessed against new development, to pay for capital improvements and to recover the cost of city staff involved in the development review process. Typically, the cost of these fees is passed along to the housing consumer, thereby increasing the cost of housing. In addition, the price of resale homes, for which no fees were paid, also increases by a comparable amount to maintain the unit's market value in relation to new housing.

Besides fees charged by the City, the Pajaro Valley Unified School District charges school impact fees for all significant residential development. Figure 6-1 shows the fees charged by the City on the construction of residential projects in 1991.

AVAILABILITY OF LAND

The availability of developable land in Watsonville presents a serious constraint to housing development. The vacant land inventory conducted by the City of Watsonville in August, 1991 determined that about 253 residentially zoned acres remained vacant. As previously noted, additional residential capacity will be realized through residential intensification, mixed-use redevelopment and application of the state 25 percent Housing Density Bonus Law. The

result of this infill development will be to increase development density in Watsonville to approximately 6,300 persons per square mile, which, depending on the actions of other communities, would be the highest development density in Santa Cruz County.

Adequate land exists in the city to meet its housing allocation through 1996. Watsonville will have difficulty meeting needs beyond 1996, unless the City is able to increase its available land supply for housing through annexation. The existing small supply of land in Watsonville also places a constraint on the City's ability to meet its 1996 AMBAG identified need, particularly for affordable housing and its 280 unit per year production goal. The relatively small supply of available land also creates difficulty in accommodating community support facilities such as schools, hospitals, and parks. Further increases in development densities within the city, beyond those proposed in this General Plan, are likely to negatively impact community character, land and development cost, and the ability of housing resources to meet the needs of families with children and large households. As a result, Watsonville will propose an expansion of its Sphere of Influence to the Local Formation Commission of Santa Cruz County to allow additional lands to be annexed by the City for residential and living wage employment opportunities.

Land surrounding Watsonville is constrained by a variety of environmental issues including wetlands, floodplain, steep slopes, landslide potential, and prime agricultural land designation. For the past 10 years, a private property owner has been engaged in efforts to annex 75 acres of prime agricultural land to the city for residential development. This annexation and development has been stopped to date through litigation and reconsideration of the annexation application. Potential prohibitions on Watsonville's ability to judiciously expand its boundaries does place a constraint on the City's ability to provide affordable housing that meets the needs of its residents and protects the character of the community.

AIR QUALITY MANAGEMENT

The 1991 Air Quality Management Plan (AQMP) includes Association of Monterey Bay Area Government's (AMBAG) population projections prepared in 1987 as the basis of population growth limits. Boundary discrepancies and updated information from the 1990 Census bring these numbers into question. AMBAG is in the process of adopting new numbers as of this writing. The numbers currently proposed (AMBAG staff memo to the Board of Directors, February 12, 1992) accurately reflect growth projections for Watsonville. If the new numbers are adopted by AMBAG and made the basis for the 1991 Air Quality Management Plan, then this aspect of the plan will not pose a significant limitation on Watsonville's ability to provide housing. Other rules under consideration to implement the AQMP could pose significant constraints to achieving housing goals. For example, the Indirect Source Review program could require new development to add no additional pollutants. This would add to project costs or possibly halt development entirely because of economic infeasibility. The formulation of these new rules should be monitored carefully to assess their impact on housing and job generation goals.

The City intends to comply with CEQA requirements. Preparation of an EIR on any project will lengthen the approval process and impose additional direct and indirect costs on the developer, which are then passed through to the consumer. This impacts ultimate housing affordability.

INFRASTRUCTURE AVAILABILITY

Generally infrastructure is not a constraint to the development of housing Watsonville. Potable water treatment capacity, wastewater treatment capacity, and solid waste disposal capacity are all adequate to meet the long-term needs of Watsonville. This finding is supported by the Public Facilities Element of the General Plan. The drought and concerns associated with groundwater supply overdraft represent potential constraints on the availability of new water for development. The City is working with the Pajaro Valley Water Management District to develop a Basin Plan to address those issues. In addition, the City is committed to reducing existing demand

through the retrofit of plumbing facilities in existing residences, reduction of the use of water for landscaping and requiring conservation devices in new developments to proactively address water supply concerns.

Some new areas of development will require the installation of basic infrastructure: water distribution lines, wastewater collection lines, streets, and other utilities. The costs of the development of this infrastructure would be borne by developers and passed through to the housing consumer. To the extent that Watsonville can reduce infrastructure requirements without compromising the long-term health, safety, and welfare of the citizens or violating state and federal legislation, this is a constraint that can be addressed by Watsonville. As noted previously, street width requirements will be reviewed to ensure they are not unnecessarily increasing development costs.

The Transportation and Circulation Element of the General Plan includes an analysis of the capacity of the street network in Watsonville. Improvements needed to the street network and other types of programs (e.g. transit and Transit Demand Management) to address the traffic impacts of new development are defined. The costs of these improvements will be shared by the developers, the City, and Caltrans. Some of these costs will be passed through to the housing consumer. The existing street network and its inherent capacity does act as a constraint to the ability of the City to increase density within the existing City limits and in some areas outside the City limits. The costs associated with the widening of streets in existing urbanized areas can be prohibitive. Transit and Transit Demand Management measures can address some of these cost limitations.

CONGESTION MANAGEMENT PROGRAM

The Regional Transportation Commission (RTC) is in the process of developing a Congestion Management Program (CMP) as required by state law. The plan is in draft form and being circulated for review as of this writing. Depending on its final form and future implementation, the plan could place significant constraints on the development review process and

potentially on Watsonville's ability to develop housing and jobs to meet its needs. The City is making full use of comment period opportunities on the Congestion Management Program and will continue to monitor the adoption process.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Various requirements of CEQA operate to extend the time frame for the processing of development projects. Depending on the requirement, this can range from several weeks to a year or more if an Environmental Impact Report is required. This adds both direct and indirect costs to development projects and ultimately increases housing costs. A protracted environmental review process can jeopardize the economic feasibility of a project. The City recognizes the importance of addressing environmental concerns as a part of all development projects, but strives to reduce the impact on processing time frames to the extent possible.

ARTICLE 34

Article 34 of the California State Constitutions requires public entities to obtain voter approval prior to those entities developing, constructing, or acquiring low-rent housing projects. In accordance with the Constitution, the City periodically requests voter approval of a specified number of units in advance. All previous Article 34 referenda in Watsonville have been approved. The City intends to continue to request those advanced allotments from the voters to prevent Article 34 from becoming an obstacle to low-cost housing development.

INTERJURISDICTIONAL POLICY DIFFERENCES

The regulatory and jurisdictional environment associated with new development is growing increasingly complex. In this environment, coordination and accommodation are essential. Compromises must reflect the social, cultural and economic reality of Watsonville. Examples of policy differences where

the City and at least one other, if not several other, groups or agencies may need to work out compromises include:

- Recent policy recommendations developed by the California Department of Fish and Game prohibit development within 30 vertical feet above base slough elevation pertaining to the location of a proposed project could impact significant acreages of land in and around Watsonville. If this regulation is applied in its present form, it expands the slough habitat definition beyond what historically has been acceptable and desirable based on site-specific environmental analysis. Large tracts of potentially developable land could be reclassified as a result of this rule. Watsonville's housing and job creation efforts could thereby be undermined. The General Plan proposes policies for the preservation of sloughs throughout the city, augmenting the current designation of 350 acres of land for parks, environmental management-open space and coastal zone. A slough biological study is proposed that will more precisely address the question of habitat preservation adjacent to wetland areas.
- The policies of the County of Santa Cruz and the Santa Cruz County Local Area Formation Commission (LAFCO), which potentially prohibit the conversion of agricultural land for other uses, could inhibit Watsonville's ability to continue to provide much needed affordable housing, living wage employment, and support services to the existing and future residents of Watsonville by blocking annexation. Watsonville has pursued very compact development resulting in the second highest development density in Santa Cruz County. In 1990, Watsonville's density was 142 percent greater than the density of the City of Santa Cruz. The densities proposed in the General Plan will result in an overall development density that will likely be the highest in the County. During the past decade, agriculturally designated land in the county has increased by 9 percent. Accommodation involving some urbanization is necessary if Watsonville is to continue to serve its existing economic and demographic population sector.
- Watsonville provides a significant portion of the affordable housing available in Santa Cruz

County. If other communities do not meet their fair share goals, there will be continued pressure on Watsonville to provide more than its fair share of affordable housing and the existing overcrowding problem may be exacerbated. In effect, the demand for affordable housing countywide could be exported to Watsonville if other jurisdictions do not meet their regional fair share goals. Therefore, it is very important that the other jurisdictions in Santa Cruz and Monterey Counties achieve their fair share allocations, particularly for affordable housing.

Resolving these policy conflicts requires significant staff time and energy, and extends the time frame for the approval of projects. Litigation instituted by private entities based on public policy can worsen this constraint.

NON-GOVERNMENTAL CONSTRAINTS

CONSTRUCTION COSTS

Other non-governmental constraints on the affordability of housing are mainly costs associated with construction of the units. Figure 6-2 depicts the cost components associated with the construction of a housing unit in Watsonville in early 1991. This information was obtained from builders active in Santa Cruz County. The data represents typical costs of development, but was not based on actual project data. The high cost of development and especially the high cost of land can limit the affordability of new housing.

Factors which can contribute to the high cost of land and development include an unmet demand for housing combined with a limited availability of land for housing, which can force land costs up or divert growth elsewhere. An unmet demand for affordable housing can damage a local economy because an adequate supply of affordable housing may be a key element to a city's ability to attract a job base sufficient to sustain itself. Another factor which may contribute to higher development costs is the cost of annexation, particularly in light of the county and

Figure 6-2 **Cost Components of Housing Development: 1991**

Cost Component	Cost
Labor	\$38,500
Materials	\$59,500
Construction Financing	\$25,000
Other Costs	\$12,000
Overhead and Profit	\$30,000
Improved Land	
Single-Family	\$110,000
Multi-Family	\$50,000

Source AMBAG, 1991

LAFCO agricultural land policies. Efforts to reduce land costs, such as increasing densities by allowing greater height and/or utilizing underground parking, are finite and have inherent increased costs that reduce their viability, particularly in the Watsonville market. Reduction in development standards related to parking and the provision of on-site open space or landscaping to reduce development costs can be carried to extremes, negatively impacting community character and livability. The regulatory system must be balanced with the characteristics of the housing market and the community character.

FINANCING

Another non-governmental constraint on the affordability of housing is the cost of mortgage financing. Figure 6-3 demonstrates the relationship between interest rate and monthly payment on a 30-year, \$100,000 mortgage. As can be seen, an increase in interest rate from 9 percent to 17 percent results in a 77 percent increase in monthly payment. Using the historically accepted criteria of 25 percent of monthly income for housing, this mortgage at a 9 percent interest rate would be affordable to a household with a yearly income of \$38,640. A household would require an income of \$68,448 per year to afford the same mortgage at a 17 percent interest rate. Saving

adequate amounts of money to meet down payment requirements can be difficult for moderate-, low-, and very low-income residents in the city.

In the past, a former banking practice known as “red-lining” was a constraint to the development of housing in some communities. Red-lining is a discriminatory financial practice whereby lenders refuse to make loans in particular areas or to people of certain income levels, despite their ability to be able to afford a home. An examination of the Federal Home Loan Bank Mortgage Disclosure data for the period from 1987 to 1990 shows no evidence of red-lining in Watsonville.

The financing of single- and multi-family residential development projects also represents a constraint to development. Financing institutions must see clear potential for return on financing. Projects must represent low risk to lenders. This problem is particularly difficult in achieving financing for affordable housing projects. In the past, Watsonville has had to step in and provide “bridge” financing for projects that private lending institutions would not support.

RENTAL DEPOSITS

A final important non-governmental constraint on the affordability of housing is the cost of first month's

Figure 6-3 Interest Rate and Associated Monthly Payments 30-year \$100,000 Mortgage

Interest Rate	Monthly Payment
9%	\$805
11%	\$952
13%	\$1,106
15%	\$1,264
17%	\$1,426

Source: AMBAG, 1991

Changes in interest rates can significantly affect housing costs and affordability.

rent and security deposit. In Watsonville, one-bedroom apartments typically rent for \$500 to \$600. Newer and larger units cost correspondingly more. Usually, landlords require the first months rent and a security deposit from \$350 to \$600 prior to occupancy. The result is that renters must pay \$850 to \$1,200 to move into a typical one-bedroom unit. This high cost of occupancy forms a large barrier to entry, especially to lower-income households. The Pajaro Affordable Housing Corporation (PVAHC) currently operates a Guaranteed Rent Deposit (GRAD) program, which directly addresses the barrier to affordable housing caused by the high cost of first and last month's rent and security deposits.

MARKET CONDITIONS

As noted previously, Watsonville has experienced unemployment rates exceeding 11 percent over the past five years. In addition, over the last two years, Watsonville has experienced major plant closures and effects of the national recession further impact the economy. Economic downturns are generally accompanied by low housing starts. In February 1992, the City completed a listing of proposed housing projects in Watsonville (Appendix E). Several of these projects have completed the approval process, but the developers did not elect to proceed with construction.

The improvement of market conditions in Watsonville will require a wide variety of factors working in concert. Confidence in the Watsonville economy must be improved through the creation of additional living wage employment. An improvement in the overall economy of the State of California will be a key factor. The creation of living wage employment will also help lessen the present gap between wages and housing affordability. The average annual housing production in Watsonville over the past ten years has been 175 units annually. In order to meet AMBAG Fair Share requirements, 280 units would need to be constructed annually. In order to achieve this increased level of production, the "pool" of sites available for housing must increase. These sites must be of adequate size to achieve economies of scale and the sites should be relatively free of costly constraints. This will allow the private housing market to play a strong role in the development of affordable housing. In addition, adequate land must be available to accommodate community service needs, such as schools, hospitals, and parks without displacing land needed for housing and job creation.

As previously noted, housing needs in Watsonville cannot be met exclusively through the efforts of the public and non-profit sectors. The for-profit development community must play a significant role. Watsonville will also need to be vigilant in evaluating its development regulation and permit processing requirements to ensure the proper balance between requiring what is needed to maintain quality of life and the impact those requirements have on the cost of development. Constraints imposed by agencies and groups other than the City of Watsonville will need to be proactively resolved to reduce their impact on the housing market in Watsonville.

7 HOUSING NEEDS

INTRODUCTION AND BACKGROUND

The California housing element law requires housing elements to clearly identify the housing needs of the community and develop specific, quantifiable policies and programs to meet those needs. Housing needs represent the extent to which the housing units available do not match up with the type of housing required by the residents.

The previous chapters of the housing element have presented an overview of population and housing-related characteristics of Watsonville and discussed potential problem areas. This chapter is intended to synthesize the community's housing needs to establish a basis for the formulation of housing goals, policies and programs. In many categories the need far exceeds the capacity of the City to address the need. In those areas the City is committed to establishing policies and programs addressing at least some portion of the need. It is the intention of the City that these programs be established as a foundation from which to build. In addition the City will be seeking assistance and cooperative relationships in meeting these needs from the private, non-profit and public sector including all levels of government.

ADEQUATE SITES TO MEET IDENTIFIED HOUSING NEED

One of the key provisions of California housing element law is that each jurisdiction has the responsibility to provide the opportunity for housing affordable to all income groups to be built. State law also recognizes that providing the opportunity for housing affordable to all income groups is not a process which can be accomplished by each jurisdiction in isolation.

One of the purposes of a regional housing needs plan is to avoid a concentration of particular income

groups in one area. If, for instance, low-income residents account for 40 percent of all households in a region but only 20 percent of households in a particular city, then that city will be required to provide more low-income housing. At the same time, a city which consists of 60 percent low-income households would be required to provide zoned land for moderate- and above moderate-income housing. The Regional Housing Needs Plan seeks to ensure that people of all income groups are not limited by their income to live in one particular city or another.

It is important that cities with a higher percentage of low-income households than the regional average are permitted to direct their primary energies to accomplishing low- and very low-income units, while ensuring that adequate opportunity exists for moderate and above-moderate housing

Need: Adequate sites to accommodate the Regional Housing Need through July of 1996.

The State of California requires each community to identify adequate sites to meet its share of the regional housing need. AMBAG defined the need in Watsonville to be 1,504 units between July 1989 and July 1996 (*AMBAG Housing Needs Plan*, June 1990). Allocation of the units among the various income groups yields the following distribution:

- Very low income 249 (17%)
- Low income 102 (7%)
- Moderate income 411 (27%); and
- Above moderate income 742 (49%).

The vacant land inventory (August 1991) discussed under Housing Opportunities and included as Appendix C includes sites for 1,481 residential units. In addition, the City has finalized building permits for 262 units from January 1990 to August 1991. This indicates an existing new construction and potential construction capability of 1,743, which is 239 units in excess of the AMBAG identified need.

Watsonville has adequate capacity to meet the housing need identified by AMBAG through 1996.

Capacity above this level is available through the allowance of second units, redevelopment on sites not included in the vacant lands inventory, mixed use development and the provisions of the state density bonus law. The number of units that would actually result from these categories is extremely difficult to determine although the general plan growth projections have estimated an opportunity for between 400 and 600 units. A potential constraint to meeting the fair share allocation with these sites exists because of the constraints on each site (as described in Chapter 5, Housing Opportunities). Developers may be unwilling to tackle the physical and environmental constraints on these sites. Increasing the availability of unconstrained land through expansion of the city's Sphere of Influence and subsequent annexation would help to increase the potential for the city to meet its fair share need.

In 1991, 66 low-income and 34 very low-income units were added to the affordable housing stock in Watsonville. These units were added through new construction and rehabilitation of existing units not previously defined as affordable. Of those 100 units, 73 are new units, 19 are classified as new group quarters, and 8 are considered rehabilitation of an existing unit not previously included in the affordable inventory. Remaining need includes 36 low-income units and 215 very low-income units. The city's affordable housing ordinance, requiring 25 percent of the units in a project of eight or more units to be affordable will go far in assuring that housing that is built will provide affordable units to meet the designated need, assuming adequate private sector capacity to build.

Projects of eight or more units comprise 1,409 units of the total 1,481 anticipated on vacant and underutilized lands. Twenty-five percent, or 352, are required to meet the city's affordable requirements. Assuming 50 percent of those units are constructed for owner occupancy and 50 percent for renters, a minimum of 130 moderate-income, 148 low-income and 74 very low income-units can result. If developers of ownership housing desire to take advantage of the state housing density bonus law, then 76 moderate-income, 148 low-income and 148 very low-income units would result.

In addition, in-lieu fees applicable to smaller projects and commercial/industrial development, and other funding resources and incentives will contribute to accomplishing additional units and to accomplishing units in the proper affordability range. Funds from the redevelopment district 20 percent set aside will also support these efforts. In response to the City's larger very low-income need and the greater difficulty in achieving these units, the City should gear the use of these funds to accomplishing the AMBAG very low-income need prior to making them available to meet other needs. Figure 8-1 describing how these needs will be met is included in Chapter 8, Housing: Goals, Policies, and Programs.

Need: Adequate sites to address the long-term housing needs of the City of Watsonville through 2005.

Watsonville will require the development of approximately 5,600 housing units between 1990 and the year 2005 to accommodate the anticipated population growth in the city. As described above, it is estimated that 2,100 units could be added within the existing City limits. Land is not available within the city to accommodate the remaining 3,500 units needed.

Additional broad based increases in permitted densities within the existing city to meet this need are not considered a viable option because they would jeopardize housing that meets the needs of Watsonville's large families and may negatively impact the overall character and suitability of the living environment in Watsonville. Furthermore, difficulty in expanding the support infrastructure in built-up areas (e.g. schools, parks, streets) may make significant density increases prohibitively costly.

As a result, Watsonville must expand its existing City limits if it is to provide an opportunity for housing to meet the needs of its population beyond 1996. Current obstacles to this include:

1. Existing Sphere of Influence boundaries. Boundary expansion procedures and required subsequent annexation procedures of LAFCO are costly and time consuming.
2. Concerns of Santa Cruz County about water supply in the Pajaro Valley;

3. Significant environmental constraints including sloughs, wetlands, coastal zone, steep slopes, floodplain, liquefaction, groundwater recharge;
4. Policies against the conversion of prime agricultural land surrounding Watsonville;
5. 1991 Air Quality District Management Plan population limitations which contain discrepancies in the population projection for Watsonville for the years 1990-2005; and,
6. The Congestion Management Plan of the Regional Transportation Commission currently proposes LOS standards and additional project review requirements that could affect Watsonville's ability to meet its housing needs.

Programs: A.2, A.3, A.5, B.11, E.1, E.3, and I.1 address these needs. Other programs also provide support addressing these needs.

AFFORDABLE HOUSING

Need: A strong Watsonville economy through the creation of additional living wage employment.

As has been noted living wage job creation will significantly contribute to renewed confidence in the Watsonville economy and to closing the gap between wages and housing affordability.

Need: Development of affordable housing in Watsonville and the mitigation of constraints to the development of affordable housing.

It should be noted that 100 affordable-income (very low- and low-income) units were added to the Watsonville housing stock in 1991. These projects were developed through a variety of private and non-profit ventures. Technical assistance and special consideration of various City Code requirements was granted by the City to assist in accomplishing successful projects. The accomplishment of these units, particularly during difficult economic times, clearly demonstrates the viability of affordable housing in Watsonville.

New opportunities to encourage affordable housing in Watsonville include: implementation of the state

housing density bonus law, continued implementation of Watsonville's affordable housing ordinance, implementation of a program to expend the 20 percent housing set-aside funds anticipated to result from the redevelopment district, expenditure of the in-lieu funds, review of parking and street width requirements to evaluate their impact on affordability, and the allowance of incentives to construct affordable housing.

The recessionary economy in the United States and California has impacted Watsonville and acts as a significant constraint to the development of new housing to address the need defined by AMBAG and the State. Current high unemployment (averaging 11.5 percent in Watsonville from 1986 to 1990), major plant closings and layoffs, impacts of the drought, and the 1989 earthquake specifically have significantly impacted Watsonville residents. In addition, little new job creation has occurred in Watsonville to offset the loss of jobs outlined above or to create new living wage employment in the city.

Requirements of the Air Quality Management District for the Monterey Bay Region could negatively impact Watsonville's ability to provide housing in the future as could Congestion Management Planning requirements.

Programs: A.1, A.2, B.1, B.2, B.3, B.4, B.5, B.6, B.7, B.11, D.1, E.1, E.3, I.1, and I.2 address these needs. Other programs also provide support addressing these needs.

SPECIAL NEEDS HOUSING

LARGE HOUSEHOLDS AND OVERCROWDING

Need: Twenty-eight percent of the rental housing stock for large families. These units would have three or more bedrooms.

Need: An additional 11 percent of the rental housing stock in two and three bedroom units to address overcrowding in households of four or fewer persons.

Need: Adequate supplies of affordable housing of all sizes to remedy overcrowding resulting from doubling-up in households.

Need: Construction of additional bedrooms on owner occupied housing units to ease overcrowding.

Families and households increased in size in Watsonville, due to increases in births as well as related and unrelated families and individuals doubling-up. Twenty-two percent of all families and households consist of five or more persons and are therefore defined as large families or households. These households require units with three, four, and five bedrooms. Overcrowding impacts 39 percent of all rental households and 13 percent of all owner households in Watsonville. There is a clear need to develop programs to solve problems of overcrowding and large families in small dwelling units.

Obstacles specific to providing units primarily relate to issues of affordability. While no definitive information is yet available relating large families and income, it is anticipated that significant portions of the families requiring large units also fall into low and very low affordability ranges. In addition, larger units occupy greater portions of the developable floor area on any project, therefore reducing the overall unit numerical yield. Since land and construction costs must be covered by the sale or rental of the units, the decrease in unit yield increases the costs allotted to each unit and results in increased sale prices or rents on a per unit basis. Programs to offset this impact should be developed.

Small units, as well as larger units, are an important part of the housing stock because smaller affordable units will allow small families and individuals to live independently, thereby easing overcrowding by decreasing the need for families and individuals to double-up in units.

Programs: C.1, C.2, C.9, C.10, F.6, and F.7 address these needs. Other programs also provide support addressing these needs.

SINGLE-HEADED HOUSEHOLDS

Need: Affordable housing meeting the income needs of single headed households.

Need: Child care and job and living skill training to meet the needs of single-headed households.

As described previously, 29 percent of all families with children are headed by a single head of household. Seventy-five percent of those are headed by women. Ninety-one percent of households with a single female head are receiving some level of Aid for Dependent Children (AFDC).

Single-headed households with children imply several special needs. Housing units must include adequate living and bedroom areas and outdoor play areas. Child care to meet the needs of children not yet school age, before and after school care for school age children, and care for children when they are sick and unable to go to school are all needed by single heads of household. As indicated by the participation rate of these households in the AFDC program, this housing must be developed within affordability guidelines. Job skill and living skill assistance and training are also needed.

Programs: C.3, C.4, and F.6 address these needs. Other programs also provide support addressing these needs.

ELDERLY HOUSEHOLDS

Need: Studio and one bedroom rental units to meet the needs of the elderly population.

Although no 1990 Census data on income by age group is yet available for Watsonville, many elderly residents live on fixed incomes. Twenty-five percent of all households in Watsonville are headed by persons 65 years of age or older. Forty-seven percent of those households are elderly persons living alone. The Santa Cruz County Housing Authority indicates that most of the requests for one-bedroom and studio units are from elderly persons. On July 1, 1991, there were 253 households on the Watsonville waiting list for studios and 510 on the waiting list for one-bedroom units. If all of these households were elderly, this would represent a need for housing for 763

senior households. The provision of additional studio and one-bedroom affordable units specially geared toward seniors would appear to address this need in the community.

The City has adopted a second unit ordinance which permits the development of second units for occupancy by one or two persons over the age of 60. This program can allow for the larger main residence to be freed up for larger families. In addition, the provision of market rate senior housing may allow individuals currently living alone in larger homes to move to senior facilities that better meet their needs freeing up larger homes for families. It is understood that there are seniors living alone who have no interest in leaving their homes.

Programs: C.4, C.9, and C.10 address this need. Other programs also provide support addressing this need.

THE HOMELESS AND THOSE IN TRANSITION

Need: Existing facility expansion and the siting of new facilities to address the housing needs of the homeless and those in transition.

As is the case in many cities, the number of homeless persons in Watsonville exceeds the current availability of services. The City of Watsonville needs to provide opportunities for the placement of more homeless shelters and the expansion of existing facilities. However, Watsonville and Santa Cruz County cannot solve the homeless problem on their own. It is clear that a concerted effort by local, state and federal governments is needed to assist the homeless. In compliance with state law, the City shall continue to identify sites in the city suitable for meeting the housing needs of those needing emergency shelter and transitional housing.

Watsonville shall also continue to work with public and non-profit community agencies to address this need, particularly the needs of families. The City shall, through zoning, enable the development of additional single-room occupancy facilities providing housing opportunities for single, homeless individuals. Programs to address permanently

transitioning homeless persons into jobs and permanent living situations should be pursued.

Programs: C.5, C.7, C.8, C.11, and C.12 address this need. Other programs also provide support addressing this need.

FARMWORKERS

Need: Adequate, permanent, affordable housing for farmworker families who have established Watsonville as their home base.

Need: Adequate seasonal housing for migrant farmworkers.

As previously noted in the Community Profile chapter, farmworkers are becoming less transient overall and many farmworker families are establishing Watsonville as their permanent home base. As a result, the development of permanent affordable housing for farmworker families is an important part of addressing this need.

The second portion of this need is the provision of adequate seasonal farmworker housing for workers travelling from other home base locations for seasonal work and workers who are continually migrant. The need for migrant farmworker housing in Santa Cruz County ranges from an approximate low of 150 persons in February/March to a high of 1,200 persons in October. Existing migrant camps can accommodate 100 persons. The City shall cooperate with the County in its effort to address this need.

Programs: C.5, C.6, C.7, C.8, C.11, and C.12 address these needs. Other programs also provide support addressing these needs.

THE DISABLED

Need: Rental housing designed to meet the needs of the physically disabled in both the affordable and market rate ranges.

Need: Housing designed to meet the needs of the mentally disabled.

As described in Chapter 2, Community Profile, percent of Watsonville residents reported a work disability in 1980 and 1.5 percent reported a public transportation disability. These figures were roughly equivalent to comparable figures for the state. It is unknown at this time what portion of Watsonville's housing supply is "accessible" to physically disabled individuals. Federally subsidized housing projects must contain units with features that provide for the needs of the disabled. The City is currently checking building plans for proper disabled access, and will continue to monitor new plans as they are submitted. At present, in large rental apartment complexes, one in twenty apartments must be "accessible" to physically disabled persons.

In addition to addressing the housing needs of the physically disabled, the City should also address the housing needs of the mentally disabled, which includes both the mentally ill and those suffering from various types of mental incapacitation and mental retardation. It is estimated that approximately 3 percent of the population of the industrialized nations fall victim to major mental illness.

Current treatment and support services can enable most persons with mental disabilities to manage their disabilities and their lives. However, treatment and support services are ineffective when the person who is mentally disabled is homeless or living in an inappropriate situation. The mentally disabled have three major, basic, housing needs. First, the housing must be affordable to very low-income individuals, since most of the mentally ill fall into that category. Second, support services must be available to help provide for meaningful daytime activities for the mentally disabled. Third, there should be opportunities for the mentally disabled to socialize and form friendships with their neighbors or other people they encounter frequently.

The Santa Cruz Mental Health Services Agency estimates that between 1,150 and 1,650 mentally ill people in Santa Cruz County are either without housing or have a serious need for more appropriate housing.

Programs: All affordable housing programs, plus C.9, C.12, C.13, and G.1. Other programs provide additional support.

CONSERVATION AND IMPROVEMENT OF THE EXISTING HOUSING STOCK

Need: Repair and rehabilitation of the existing housing stock in need of repair.

Need: Conservation of existing affordable units in need of repair.

Need: Preservation of affordable units eligible for market-rate conversion. One hundred units prior to 1996, with an additional 175 units prior to 2001.

Need: Preservation of housing units of historic significance.

Need: Conservation of the existing rental housing stock by limiting condominium conversion.

For a number of years, the City has had an aggressive rehabilitation program for both owner and renter households. Although a large number of units have been rehabilitated, the need continues to exist. The City plans continue, and expand as funding allows, this highly effective program. The City has also actively pursued the conservation and rehabilitation of aging units; these efforts should continue in order to meet the ongoing need.

The city has a few multi-family housing projects financed through federal subsidies which are now approaching the time in which they are eligible for conversion to market rate and local revenue bonds. Preservation or replacement of existing affordable housing helps to assure that the stock of affordable housing in the community will continue to meet the needs of the community. The costs of replacing these units compared to preserving them will indicate the most cost effective path. However, because of the significant variation in the types of cooperative efforts available to preserve these types of units, costs will be difficult to estimate until the participants are known.

The city's aging housing stock includes a number of historically and architecturally significant build-

ings. These buildings represent the cultural history of the city as well as an important housing resource.

Rental housing provides the majority of affordable housing in Watsonville. The conversion of housing from rental to ownership units reduces the mobility of renter households and may increase the cost of rental housing if the conversion reduces the supply of the rental housing stock. However, it should be recognized that a change in tenure from renter to owner for lower-income households is beneficial to that household and the community at large, as long as lower-income rental units are not converted to moderate- or above-income ownership units. The City should continue measures to restrict the conversion of housing from rental to ownership status unless the market demand for rental housing drops below a reasonable threshold.

Programs: F.1, F.2, F.3, F.4, F.5, F.6, and F.7 address this need. Other programs also provide support addressing this need.

PROMOTION OF EQUAL HOUSING OPPORTUNITY

Need: Programs to promote equal housing opportunity for all Watsonville residents.

The promotion of equal housing opportunity or accessibility is an important area of focus in a community's housing element. The ability of any community to establish and maintain high standards for fair housing practices is dependent upon strong policy direction.

In Watsonville, there is little, if any, evidence to suggest any pervasive or consistent pattern of discriminatory housing practices. Very few complaints have been filed against landlords or property owners regarding alleged acts of housing discrimination. No such complaint has ever led to prosecution or conviction under the law. In view of the foregoing, Watsonville should firmly commit itself to carry out the purposes and intent of state and federal fair housing laws.

Programs: G.1, G.2, and G.3 address this need. Other programs, particularly those aimed at affordability, also provide support addressing this need.

PROMOTION OF ENERGY CONSERVATION IN HOUSING DEVELOPMENT

Need: Energy conservation by promoting energy efficient residential building design and location of housing near employment centers.

Need: Energy conservation in existing housing as a part of the City's rehabilitation efforts.

The City of Watsonville requires energy efficient design features in all housing development proposals of five units or more. The City also provides for insulation and other energy-saving weatherization measures as part of the housing rehabilitation program. The City should continue these efforts and encourage energy efficient site orientation and the use of solar heating systems.

Programs: H.1 and H.2 address these needs. Other programs also provide support addressing these needs.

INTRODUCTION AND BACKGROUND

This chapter of the Watsonville Housing Element contains the action plan for meeting the housing needs described in the previous sections. The five-year program builds upon the previous and ongoing activities the City has employed in the 1987 Housing Element to protect and improve housing and add additional programs to meet newly identified needs. Additional programs are added to address areas where previous goals were not met, and quantified objectives were increased where possible to better reflect previous accomplishments and encourage those continued good efforts.

The overall goal for housing is supported and defined by a set of housing policies. Policies are the adopted legislative position of the Watsonville City Council. These policies will be implemented by the administrative actions of the City staff, the conditions of project approval established by the Planning Commission and the programs described in this chapter.

The City will continue to use its land use and housing development authority to facilitate housing production for persons at all economic levels. At the same time, it is recognized that affordable housing must be provided within a suitable living environment. The creation of this suitable living environment requires that the overall character of the community be preserved and enhanced.

Programs aimed at housing affordability and overcrowding have been strengthened. New policies and programs now require that developers of new housing units also produce affordable units. The number of large families in Watsonville and the worsening problem of overcrowding have made it necessary to include programs to address those issues. Watsonville's commitment to housing is strong. In 1991, the City established a new Department of Housing and Economic Development and hired a new director for that department.

Watsonville recognizes its responsibility to provide for the housing needs of its citizens beyond 1996. Therefore, programs to achieve an adequate land inventory for housing through 2005 are included. Watsonville further recognizes that housing does not occur in a vacuum. The most critical element in accomplishing housing that meets the needs of the residents is a strong economy with adequate living-wage employment to support the needs of its labor force. Closing the gap between wages and housing costs is critical. Therefore, programs oriented to strengthen the Watsonville economy are also included within the Housing Element. A matrix (Figure 8-2) is provided at the end of the chapter outlining all programs and policies.

HOUSING GOALS

Chapter 7 of the Housing Element characterizes and quantifies the city's current and projected housing needs. The City's housing program sets forth appropriate responses to those identified needs. The initial step in this process is the establishment of goals and policies which reflect the community's commitment to creating an attractive, balanced and equitable housing environment.

Goal 1.1 Provision of Housing

Develop, improve, conserve, and preserve safe, affordable housing to meet the needs of all residents.

Goal 1.2 Well-Balanced Economy

Create a strong, well-balanced economy in Watsonville that includes living-wage employment for the labor force and promotes the development of housing by the private, public, and non-profit sectors within a satisfactory urban environment.

Goal 1.3 Special Needs Housing

Provide housing to meet the special needs of large families, single head-of-household families, farm-

workers, the homeless, and the handicapped and disabled.

HOUSING POLICIES

Achievement of the foregoing housing goals requires the formulation of, and commitment to, specific housing policies and programs. The following are specific policies and programs designed to meet the needs described in the Chapter 7 and attain the goals noted above. As required by state law, each program includes a quantified objective, agency responsible for implementation, financing, and time frame. The policies address the six basic housing needs identified by state law:

1. Identify adequate sites to meet housing needs;
2. Assist development of low- and moderate-income housing;
3. Address governmental and non-governmental constraints;
4. Conserve and improve the existing housing stock;
5. Promote equal housing opportunities; and
6. Provide programs to meet other identified housing needs.

It is important to recognize that all of the policies work together to address to total housing need in Watsonville. Policies may further efforts in more than one area, but are not repeated. For instance, programs for ensuring adequate land for housing not only address physical land needs, but also work to offset constraints that impact affordability.

ADEQUATE SITES TO MEET IDENTIFIED HOUSING NEEDS

Policy A: The City shall continue to annually evaluate the adequacy of its supply of land suitable for residential development and strive to maintain a supply of land sufficient to meet the city's fair share need as identified by the Association of Monterey Bay Area Governments and the City of Watsonville through 1996.

Program A.1: As outlined in Housing Opportunities chapter and Appendix B of the Housing Element, adequate sites exist in the city to meet the housing need through 1996. The City will strive to provide sufficient land in each land use category to allow the market to freely create all types of housing needed through 1996. Vacant sites or property suitable for residential development should be made available to enable the development at least 249 very low-income housing units, 102 low-income units, 411 moderate-income units, and 742 above moderate-income units.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

Zoned sites for at least 249 additional very low-income units, 102 low-income units, 411 moderate-income units, and 742 above moderate-income units, through July 1, 1996.

Financing:

Staff time

Program A.2: The city staff will prepare a report, for Council consideration, evaluating opportunities to provide additional housing units within the existing City limits through rezoning, deeper density bonuses than those required by state law, opportunities for clustering, mixed use development along commercial corridors, improved utilization of second and third stories in the downtown and incentives for lot consolidation. Opportunities for 400-600 additional units shall be identified. *Watsonville 2005* includes proposals to redesignate three areas in the city for high-density residential from low-density residential. Affordable housing units displaced by new construction shall be replaced. The City shall accommodate both housing clustered around natural topography, and the provision of open space between residential, industrial, and agricultural land uses, in order to promote the preservation of environmental resources without significantly compromising development densities that support housing affordability.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

Consideration of these redesignations by September 1992
Report to Council on other opportunities by 1993

Financing:

Staff time

Program A.3: The City will pursue, through the Local Area Formation Commission (LAFCO), the expansion of its Sphere of Influence and annexation of lands suitable for the production of living-wage employment and the development of housing to meet the needs of Watsonville through the year 2005. In the production of housing on newly annexed residential land, production of housing in the following categories shall be emphasized – housing for lower income households in Watsonville, housing for people displaced due to code enforcement in Watsonville, and housing to alleviate overcrowded households in Watsonville. If the City annexes prime agricultural land, it shall attempt to maximize the production of affordable housing where feasible. Priority will be given to residential development not involving prime agricultural lands.

Discussion: The Watsonville Housing Task Force, in 1990, estimated that an additional 2,600 new, affordable units are needed to relieve overcrowding. In order to alleviate overcrowded housing conditions, a sufficient supply of land for housing has been planned to provide space for families who are currently doubled-up, as well as space for new families formed when the City's youth and other residents create their own households.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:

Expansion of the Sphere of Influence to accommodate 3,500 additional housing units through the year 2005.

Financing:

Staff time

Program A.4: The City has determined that the 1990 Census resulted in an undercount of its population. Therefore, the City shall pursue a revision to the 1990 Census. In addition, the City staff will prepare a report, for Council consideration, evaluating the pursuit of a supplemental Census of Housing Units in an effort to improve the accuracy of the 1990 Census Housing Count.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council

Quantified Objective:

Action by the City to revise the 1990 Census and a report evaluating whether or not the City should pursue a supplemental census of housing units for consideration by Council by January 1993.

Financing:

Staff time

Program A.5: The City shall participate in the regional fair share allocation process in 1995, 2000, and 2005 and at other times when modifications of existing allocations are proposed or when new allocations are prepared.

Discussion: The City has an opportunity to participate in the review of the Regional Housing Needs Plan prepared by AMBAG during a limited review period. It is vital that the City work with AMBAG to ensure that housing needs, as defined by the City, are incorporated in the Regional Housing Needs Plan.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Housing and Economic Development Department

Quantified Objective:

Not quantifiable.

Financing:
Staff time

ASSISTANCE FOR THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS

Policy B: The City will provide housing opportunity for Watsonville's share of the regionwide housing need for all income groups, with priority given to very low- and low-income households.

Program B.1: The City will encourage the development of an appropriate number of new housing units annually. The planning staff will monitor new housing developments to ensure that a wide variety of housing types are being provide. In accordance with the city's affordable housing ordinance and the city's higher than average low-income population, the City will continue to vigorously pursue the development of housing, meeting the needs of its moderate-, low-, and very low-income residents. To ensure quality of life in Watsonville, these projects will be required to be consistent with general plan objectives for land use, open space, and the provision of public services. The City will continue priority processing of all projects with 50 percent or more of the units geared to moderate-, low-, and very low-income residents.

Discussion: The proposed rate of housing construction exceeds the average annual rate of construction of 159 units per year since 1980; however, it should be noted that the proposed rate of 280 units a year has been exceeded two times during the past ten years.

Responsible Bodies:
Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department
Watsonville Public Works Department
Watsonville Building Department

Quantified Objective:
The private development of housing, including at least 249 very low-, 102 low-, 411 moderate-, and 742 above moder-

ate-income units between July 1, 1989 and July 1, 1996
(See Figure 8-1)

Financing:
Staff time

Program B.2: The City adopted in 1991 an affordable housing ordinance to ensure that developers build an adequate proportion of units affordable to lower- and moderate-income households. Developers of eight units or more are required to provide at least 25 percent of those units affordable to lower- or moderate-income households.

Responsible Bodies:
Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:
Provide an opportunity for development of at least 350 units for low- and very low-income households and 411 units for moderate-income households, as defined by AMBAG, through the affordable housing ordinance and other mechanisms.

Financing:
Staff time

Program B.3: The City will consider creating a permanent Housing Advisory Committee to advise the City Council on housing issues.

Responsible Bodies:
Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Department

Quantified Objective:
Report to Council by 1993

Financing:
Staff time

Program B.4: To the degree consistent with general plan policies, the City will favorably consider applications for rezoning and requests for special consideration under the affordable housing ordi-

Figure 8-1 Fair Share Housing Need Program Summary

	Very Low	Low	Moderate	Above Moderate
Total need 1989-1996	249	102	411	742
Constructed as of December 1991	34	66	181	
Estimated production through affordable housing ordinance and density bonus	74-148	148	76	
Remainder to be accomplished or (surplus)	67-141	(82)	896	
Programs to address need	A.1, A.2, B.1, B.2, B.4, B.5, B.6, B.7	A.1, A.2, B.1, B.2, B.4, B.5, B.6, B.7	A.1, A.2, B.1	

Source: Total need – Association of Monterey Bay Area Governments; the remaining data is a summary of data from Watsonville Housing Element, 1992

This table specifically addresses AMBAG-designated fair share need. The Housing Element includes a broad range of additional programs to further support affordable housing and other housing needs in the city.

nance for the development of medium- to high-density (7 to 36 units per net acre) residential development within the city. In addition, mixed-use projects combining commercial and residential uses will be encouraged as will housing suitable for senior citizens, single heads of household families and single room occupancy housing. Furthermore, the City shall evaluate amending the zoning ordinance to permit cooperative housing for low and moderate income households. The evaluation shall include identifying the demand and financing mechanisms for such housing.

Responsible Bodies:

Watsonville Planning Department, lead department

Watsonville City Council

Watsonville Redevelopment Agency

Watsonville Planning Commission

Watsonville Housing and Economic Development Department

Quantified Objective:

In combination with Programs A-2, and B-5, it is anticipated that an additional 400-600 units can be built within the existing City limits.

Financing:

Staff time

Program B.5: As required by state law, the City will prepare and propose to the City Council an ordinance allowing a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development who agrees to construct at least:

- a. 20 percent of the units for lower-income households; or

- b. 10 percent of the units for very low-income households; or
- c. 50 percent of the units for senior citizens

Responsible Bodies:

City Attorney's Office, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Preparation and consideration of an implementing ordinance, including a procedure for evaluating preliminary applications, by January 1993

Financing:

Staff time

Program B.6: The City will provide administrative assistance, development incentives and financial incentives to nonprofit housing development corporations, when acquiring sites and developing affordable housing for persons with low and moderate incomes. Assistance to provide very low-income units shall take precedence in the provision of direct financial assistance by the City until those AMBAG designated needs have been met.

Discussion: The City has previously provided "bridge" financing to two projects and will continue to pursue such opportunities.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Development of at least 249 very low, 102 low and 411 moderate-income units by July 1, 1996

Financing:

Staff time

Redevelopment Agency in-lieu fund

Program B.7: The City will use in-lieu fees from the affordable ordinance and the Redevelopment

District 20 percent set aside to assist the development of housing affordable to very low-, low-, and moderate-income households. Assistance to provide very low-income units shall take precedence in the provision of direct financial assistance by the City until those AMBAG designated needs have been met. In addition, use of these funds to preserve or replace units at risk of conversion shall be analyzed. A "Use of Funds Plan" for these monies shall be prepared by city staff, for consideration by Council. The purpose of this plan is to outline possible use of funds and identify the most effective uses of funds, but not to preclude the use of funds for any project deemed to further the objectives of this Housing Element.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Assist in the accomplishment of at least 67 very low-income units over and above those resulting from the affordable housing and density bonus ordinances by July 1, 1996

Financing:

Staff time

In-Lieu Fee Fund

City/Redevelopment District Housing Set-Aside Funds

Program B.8: The city staff will prepare a plan for the preservation of affordable housing units at risk of reverting to market rate prior to 2001. The plan will include a cost analysis of preserving at-risk units versus replacing them, and potential preservation financing sources. Opportunities to preserve units through financial and other assistance to private, public, and non-profit groups intent on preserving these units will be considered.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency

Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:
Preparation of a plan for consideration by January 1, 1993

Financing:
Staff time
Redevelopment Housing Set-Aside Funds
Community Development Block Grant Funds

Program B.9: The City will assist and participate in the purchase of mobilehome parks by low-income residents, as determined to be appropriate by the City Council, in order to preserve housing affordability.

Responsible Bodies:
Watsonville Department of Housing and Economic Development, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:
The City staff will evaluate and forward to the Council all requests for assistance in the preservation of mobile home parks.

Financing:
Staff time

Program B.10: The City staff will prepare a report for Council consideration concerning the establishment of a new zoning designation for family mobile-home parks.

Responsible Bodies:
Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:
Report for Council consideration by 1993.

Financing:
Staff time

Program B.11: Watsonville city staff will monitor the creation of jobs through issuance of business

licenses and production of housing and evaluate the implementation of a "linkage" policy to ensure that new housing is developed to meet the needs of the existing and developing labor force within the Watsonville Planning Area. This policy is intended to encourage the creation and maintenance of a one-to-one jobs to resident labor force balance and to discourage the development of housing in Watsonville to meet the exported housing needs of adjoining communities.

Responsible Bodies:
Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Finance Department

Quantified Objective:
Report for consideration by the City Council by 1994

Financing:
Staff time

Program B.12: The City shall continue to periodically place Article 34 referenda on the ballot to maintain advance capacity to participate in the development, construction, and acquisition of low-rent housing.

Discussion: Article 34 of the California State Constitution requires state public entities to obtain voter approval before they "develop, construct, or acquire" a low-rent housing project. The voters have approved Article 34 authority each time it has been requested by the City.

Responsible Bodies:
City Attorney's Office, lead department
Watsonville City Council

Watsonville Planning Department
Watsonville Housing and Economic Development Department

Quantified Objective:
As needed to retain advanced capacity.

Financing:
Staff time

Program B.13: The City shall develop a program to assist low- and moderate-income households to become home owners.

Responsible Bodies:

*Watsonville Housing and Economic Development
Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency*

Quantified Objective:

Not quantifiable

Financing:

Staff time

Program B.14: The City shall pursue attaining status as an entitlement city under the Community Development Block Grant Program to ensure guaranteed and continuous funding and therefore, the ability to plan expenditures on a multi-year basis.

Responsible Bodies:

*Watsonville Housing and Economic Development
Department, lead department
Watsonville City Council*

Quantified Objective:

Not quantifiable

Financing:

Staff time

SPECIAL NEEDS GROUPS

Policy C: The City will provide opportunity for, and encourage, the development of adequate housing for the city's special needs groups, including large families, female-headed families, farmworkers, the elderly, the disabled, and those in need of emergency shelter and transitional housing.

Program C.1: The city staff will evaluate and report to the City Council various incentive programs and requirements for affordable residential rental developments to provide two-, three-, four-, and five-bedroom units to meet the needs of the residents of Watsonville. This report shall evaluate opportunities to allow increased building height lim-

its as an incentive to build larger units in addition to other requirements and incentives.

Discussion: For example, suppose a developer proposed 16 two-bedroom units on an acre of land where the allowable density was 16 units per acre and the maximum allowable square footage had also been reached. However, the City's housing need was for three- and four-bedroom units. The City would develop a mechanism to permit 16 units consisting of three- and four-bedroom units (and allow for flexibility in the maximum allowable square footage)

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission*

Quantified Objective:

Strive to provide 28 percent of all rental units with four or more bedrooms and an additional 11 percent of all rental units with two or three bedrooms. Report to the City Council for consideration by January 1994.

Financing:

Staff time

Program C.2: The City shall continue to support the Watsonville Housing Improvement Program which provides housing rehabilitation funds to low- and very low-income owners of housing for the purposes of allowing or promoting bedroom additions to relieve overcrowding.

Responsible Bodies:

*Watsonville Housing and Economic Development
Department, lead department
Watsonville City Council
Watsonville Planning Department*

Quantified Objective:

Continue operation of this successful program

Financing:

*Staff time
CDBG funds
Redevelopment set-aside funds*

Program C.3: The City of Watsonville will work with developers, architects, and representatives of the single-parent population to develop suitable

plans for shared-living developments that meet the needs of these populations. An inventory of methods to promote the actual construction of these types of units shall also be developed. Methods may include, but not be limited to, incentives, alternative financing, and cooperative ventures. An outline of support programs for living and job skill training shall also be provided. Financing through the State Family Housing Demonstration Program (FHDP) will be specifically evaluated.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Provide alternative conceptual layout plans and report outlining methods to promote the development of such units by 1994. The City will strive to assist a private and/or non-profit organization in the implementation of a community or congregate housing project geared to assisting 2-10 or more single parent families in achieving independence.

Financing:
Staff time

Program C.4: The city staff will prepare a report for consideration by the City Council analyzing opportunities within the development process to encourage the establishment of quality, affordable child care, elder care, and other types of care facilities to meet the needs of the single head of household, dual working parent, homeless, and elderly special needs populations. In addition, the City shall consider adopting an ordinance requiring a child care facility in residential developments of 100 units or more.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:

Report to Council by January 1994.

Financing:
Staff time

Program C.5: City staff should work with non-profit housing developers to determine the special needs of resident farmworker households and the availability of funding mechanisms to initiate a cooperative housing program. The needs of resident farmworkers are to be accounted for in programs directed at the construction of affordable housing in Watsonville. In addition, the City shall consider adopting an ordinance permitting single room occupancy structures (SROs) by January 1993.

Responsible Bodies:

Watsonville Planning Department, lead department for SRO
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department, lead department for identifying funding mechanisms

Quantified Objective:

Program to be developed for consideration by Council by January 1993

Financing:
Staff time

Program C.6: The City will provide technical assistance to market and non-profit developers who sponsor subsidized housing and farmworker housing for very low-, low-, and moderate-income farmworkers.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Provide technical assistance as needed

Financing:
Staff time

Program C.7: The City shall assist the Santa Cruz County Housing Authority and Santa Cruz County

and Monterey County Planning Departments in identifying land for migrant farmworker housing. Location criteria should include provision of housing opportunities near job sites.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Santa Cruz County Housing Authority
Santa Cruz and Monterey County Planning Departments

Quantified Objective:

Meeting with city staff and the County staff by 1993 to outline a plan of action.

Financing:

Staff time

Program C.8: The City shall continue to develop and maintain an inventory of vacant and under-utilized sites adjacent to the City limits, which are suitable for housing for both seasonal and permanent farmworker households.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Santa Cruz and Monterey County Planning Departments

Quantified Objective:

Inventory to be reviewed and updated on an annual basis

Financing:

Staff time

Program C.9: The City will continue to support the use by non-profit groups of HUD 202 (low interest) and other housing assistance programs financing for construction of housing for the elderly and disabled.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:

Addition of approximately, but not limited to, 80 units

specifically designed for elderly or handicapped individuals between July 1, 1991 and July 1, 1996.

Financing:

Staff time

Program C.10: To expand the supply of small housing units intended for the occupancy of one or two persons, aged 62 or older, the City has amended the zoning ordinance to provide for secondary housing units on all conforming lots in the R-1 Single-family residential zone. The total supply of secondary housing units shall be controlled by conditional use permit with no more than one secondary unit per lot.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission

Quantified Objective:

Addition of approximately, but not limited to, five secondary housing units per year through July 1, 1996

Financing:

Staff time

Program C.11: The City will identify, in cooperation with other agencies, two to four possible sites in the city suitable for additional emergency shelters, transitional housing, and single room occupancy housing for 25 percent of the identified unmet homeless and transitional housing need. The expansion capability at existing sites shall also be evaluated. Use of these sites for other purposes shall not be precluded by their inclusion on this list.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department

Quantified Objective:

Two to four sites to address the needs of 160 persons (inclusive of families) identified by 1996.

Financing:

Staff time

Program C.12:

The City will cooperate with private and public programs to provide emergency housing services for the homeless.

Responsible Bodies:

Watsonville City Manager's Office, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Housing and Economic Development Department

Quantified Objective:

Not quantifiable

Financing:

Staff time

Program C.13: The City shall continue to provide operating funds for social services.

Discussion: The City provides money for the operation of social service providers such as Defensa Mujeres, who provide services for battered women, and the Community Action Board, who provide emergency shelter services.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Planning Department

Quantified Objective:

Not quantifiable

Financing:

Staff time
General Fund

REMOVAL OF GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS ON THE DEVELOPMENT, CONSERVATION, AND REHABILITATION OF HOUSING.

Policy D: The City of Watsonville will evaluate whether the city's site improvement standards, development review procedures, and development

fees form a constraint to the development, conservation, and rehabilitation of housing.

Program D.1: The city staff will review site improvement standards for parking and infrastructure requirements for streets to ensure that the standards do not unnecessarily constrain the development, conservation, and rehabilitation of housing. A report for Council consideration will be prepared.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Public Works Department

Quantified Objective:

Completion of report for Council consideration by July 1, 1993

Financing:

Staff time

Program D.2: The Redevelopment Agency will evaluate requests to lend housing Set-Aside Funds for fees related to the development of affordable housing.

Responsible Bodies:

Watsonville Housing and Economic Development Department, lead department
Watsonville City Council
Watsonville Redevelopment Agency
Watsonville Planning Commission
Watsonville Planning Department

Quantified Objective:

Completion of report for Council consideration by 1993

Financing:

Staff time

Policy E: The City shall ensure the availability of adequate public facilities for the expected housing in the city.

Program E.1: The City shall continue to plan for the adequate provision of water, wastewater treatment, and solid waste disposal capacity to meet the needs of expected population growth through 2005.

These proposals are outlined in the Public Facilities Element of *Watsonville 2005*.

Responsible Bodies:

Watsonville Utilities Department, lead department
Watsonville Planning Department

Quantified Objective:

Not quantifiable.

Financing:

Staff time

Program E.2: The City shall require water conservation measures such as low-flow plumbing and low-water use/drought tolerant landscaping in all new developments. Emphasis will be not only on conserving water in new developments, but also reducing the demand for water in existing developments, with the goal of two new retro-fits for every new unit with low-flow plumbing.

Responsible Bodies:

Watsonville Utilities Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Public Works Department
Watsonville Building Department

Quantified Objective:

Reduction in per household water demand for all new units constructed

Financing:

Staff time

Program E.3: The City of Watsonville shall carefully review all plans and proposed policies of the Monterey Bay Air Quality Management Board, Regional Transportation Commission, Pajaro Valley Water Management Agency, Santa Cruz County, and LAFCO, and will work with those agencies to negotiate standards that do not unnecessarily constrain Watsonville's ability to meet its existing and future housing need.

Responsible Bodies:

Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission

Watsonville Housing and Economic Development Department

Watsonville Public Works Department

Watsonville Utilities Department

Quantified Objective:

Not quantifiable

Financing:

Staff time

Program E.4: The City shall take a position on the increasing amount of State legislation which constrains the production of affordable housing.

Responsible Body:

Watsonville City Manager's Office

Quantified Objective:

Not quantifiable

Financing:

Staff time

CONSERVATION AND IMPROVEMENT OF THE HOUSING STOCK

Policy F: The City will continue rehabilitation programs to upgrade housing units throughout the city.

Program F.1: The City will continue to promote preservation and rehabilitation of historical and architecturally significant buildings. This policy will include design review for the conversion of large, single-family structures to multi-family use.

Responsible Bodies:

Watsonville Planning Department, lead department
Design Review Commission

Quantified Objective:

Ongoing program

Financing:

Staff time

Program F.2: The City will continue to use rehabilitation loan payments to maintain a revolving fund for future rehabilitation projects.

Responsible Bodies:

*Watsonville Housing and Economic Development
Department, lead department
Watsonville Planning Department*

Quantified Objective:

Not quantifiable

Financing:

Revolving Loan Fund

Program F.3: The Housing and Economic Development Department will continue to confer with federal, state, and local housing officials to monitor the availability of housing assistance programs, tax credits, participation in tax-exempt mortgage revenue financing, and other opportunities for the development of moderate-cost housing and the preservation of historic structures.

Responsible Body:

*Watsonville Housing and Economic Development
Department, lead department
Watsonville Planning Department*

Quantified Objective:

Ongoing program

Financing:

Staff time

Program F.4: To maintain the quality and affordability of older neighborhoods, the City shall continue to pursue the Watsonville Housing Improvement Program (WHIP) and its participation in the Community Development Block Grant and Rental Rehabilitation programs. Further, the City will continue to encourage private sector investment to achieve similar objectives. One objective of this program will be to rehabilitate up to 25-30 housing units per year.

Discussion: The City's existing, award-winning rental rehabilitation program is successful.

Responsible Bodies:

*Watsonville Housing and Economic Development
Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department*

Quantified Objective:

125-150 units rehabilitated between July 1, 1991 and July 1, 1996

Financing:

*Community Development Block Grant Funds and other
available programs*

Program F.5: The policy of preventing the conversion of rental housing to owner-occupied housing will remain in effect unless the vacancy rate for the city is greater than 3 percent. Exception to this policy shall be granted when the applicant for approval of conversion agrees to provide four out of every ten dwelling units (40 percent) to households of moderate or lower income. The Planning Department will conduct semi-annual vacancy surveys to determine the vacancy rate.

Responsible Body:

Watsonville Planning Department

Quantified Objective:

Vacancy survey to be conducted twice a year through July 1, 1996.

Financing:

Staff time

Program F.6: The City of Watsonville will work with the Santa Cruz County Housing Authority to preserve and improve existing affordable housing in Watsonville. This policy also includes continued cooperation with the Housing Authority of Santa Cruz County and other non-profit developers in the development of new or substantially rehabilitated Section 8 housing units. Further, the City shall leverage federal and state financial aid programs for the rehabilitation of substandard housing.

Responsible Bodies:

*Watsonville Planning Department, co-leading department
Watsonville Housing and Economic Development
Department, co-leading department*

Quantified Objective:

75 units rehabilitated between July 1, 1991 and July 1, 1996

Financing:

Community Development Block Grant Funds and other available programs

Program F.7: The City will continue to pursue improvement of its code enforcement program to ensure that the housing stock of Watsonville provides a safe and healthy living environment without undue cost burdens that can adversely impact affordability. Establish a city staff Code Enforcement Committee to monitor code enforcement and inspections, and arrange for financing mechanisms to provide housing for families displaced by code enforcement. The City will work with community organizations in considering code enforcement and will consider a relocation assistance ordinance and a right of refusal policy.

Responsible Bodies:

*Watsonville City Attorney, lead department
Watsonville Planning Department
Watsonville Building Department
Watsonville Fire Department*

Quantified Objective:

Not quantifiable

Financing:

Community Development Block Grant Funds and other available programs

PROMOTION OF EQUAL HOUSING OPPORTUNITY

Policy G: The City will support efforts to prevent housing discrimination on the basis of race, ancestry, sex, sexual orientation, religion, age, marital status, children, or disability.

Program G.1: The City will continue to support the Office of Fair Employment and Housing for the State of California and refer all alleged cases of discrimination to them. The City will continue to support equal opportunity lending programs and to certify that non-discriminatory practices will be followed in the selection of residents for participation in the Watsonville Housing Improvement Program.

Discussion: The California Office of Fair Share Employment and Housing in San Jose has both a

full-time Spanish speaking consultant and a Spanish speaking clerk to register complaints about housing discrimination.

Responsible Bodies:

*Watsonville City Attorney, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Housing and Economic Development Department*

Quantified Objective:

Not quantifiable

Financing:

Staff time

Program G.2: The City will provide information on housing discrimination and the resources available to victims of discrimination, in both English and Spanish, as requested.

Responsible Bodies:

*Watsonville City Clerk, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Housing and Economic Development Department*

Quantified Objective:

Printed material, in both English and Spanish, to be available at city hall and the public library by 1992

Financing:

Staff time

Program G.3: It will continue to be the policy of the City of Watsonville to distribute low- and moderate-income housing throughout the city. A map showing the location of existing and new affordable developments of eight units or more shall be included in the report referred to in Program I.1.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department*

Quantified Objective:

Lower- and moderate-income assisted housing should account for no more than 50 percent of the maximum potential number of housing units in any one census tract at build-out. Mapping of all affordable projects of eight units or more.

Financing:

Staff time

ENERGY CONSERVATION

Policy H: The City will promote energy efficiency in existing and new housing in Watsonville.

Program H.1: Energy efficiency in new housing will be required as a design feature in all housing development proposals of five or more units. The use of high efficiency appliances will be encouraged as will energy efficient site orientation and the use of solar heating systems, and the location of housing near job centers.

Responsible Bodies:

*Watsonville Building Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Planning Department
Watsonville Public Works Department*

Quantified Objective:

Not quantifiable

Financing:

Staff time

Program H.2: The Building Department will continue to require Title 24 Energy compliance.

Responsible Body:

Watsonville Building Department

Quantified Objective:

Not quantifiable.

Financing:

Staff time

MONITORING PROGRAMS

Policy I: The City of Watsonville will monitor its progress in the achievement of the objectives of this Housing Element.

Program I.1: The City will annually review and evaluate progress towards achievement of the Housing Element objectives. Staff will prepare a report for review by Council. That report will be forwarded to the State Department of Housing and Community Development within 30 days of Council review as required by state law.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department*

Quantified Objective:

Annual report for Council review and forwarding to the State HCD describing the progress made on Housing Element programs.

Financing:

Staff time

Program I.2: The City will assess the affordability of all new housing units developed within the city, in order to monitor progress towards meeting the regional housing needs goals and housing needs of the community.

Responsible Bodies:

*Watsonville Planning Department, lead department
Watsonville City Council
Watsonville Planning Commission
Watsonville Housing and Economic Development Department*

Quantified Objective:

The City will evaluate affordability of all housing units developed after January 1, 1991. Progress toward meeting these goals shall be included in the progress report described in Program I-1.

Financing:

Staff time

Figure 8-2 Implementation Program Matrix

[illegible]

Figure 8-2 Implementation Program Matrix

Policy	Program	Body Responsible for Implementation ¹														Deadline ²				
		CC	PC	CM	CA	PD	HED	RA	DR	BD	PW	UD	Other	SCH	SCMP	1992	1993	1994	1995	1996
D	D.1	•	•			*					•						•			
	D.2	•	•			•	*	•									•			
E	E.1					•						*								
	E.2	•	•			•				•	•	*								
	E.3	•	•			*	•				•	•								
	E.4			*																
F	F.1					*			•											
	F.2					•	*													
	F.3					•	*													
	F.4	•	•			•	*													•
	F.5					*										•	•	•	•	•
	F.6					*	*													•
	F.7				*	•				•				FD						
G	G.1	•	•		*	•	•													
	G.2	•	•			•	•							*CL			•			
	G.3	•	•			*	•													
H	H.1	•	•			•				*	•									
	H.2									*										
I	I.1	•	•			*	•										•	•	•	•
	I.2	•	•			*	•										•	•	•	•

- 1 CC: Watsonville City Council
 PC: Watsonville Planning Commission
 CM: City Manager's Office
 CA: City Attorney's Office
 PD: Watsonville Planning Department
 HED: Watsonville Housing and Economic Development Department
 RA: Redevelopment Agency
 DR: Design Review Commission
 BD: Building Department
 PW: Public Works Department
 UD: Utilities Department
 CL: City Clerk
 DF: Finance Department
 FD: Fire Department
 SCH: Santa Cruz County Housing Authority
 SCMP: Santa Cruz and Monterey County Planning
 * Lead Department
 • Participating Department

2 Programs with time frames that are not quantified are left blank

Source: Planning Department, 1992

Appendix A

Affordable/ Assisted Housing in Watsonville: February 1991

CITY OF WATSONVILLE
EXISTING AFFORDABLE/ASSISTED HOUSING
PLANNING DEPARTMENT
FEBRUARY - 1991

LOCATION/SPONSOR	MARKET TYPE	TYPE OF DWELLING UNIT					NUMBER OF DWELLING UNIT	AFFORDABILITY	TARGET POPULATION	COMMENTS
		SINGLE FAMILY	MULTI FAMILY	HOTEL/MOTEL VOUCHER	SINGLE ROOM OCCUPANCY	OTHER				
DERPICH APARTMENTS 600 BLOCK MAIN	RENT				X		8	VERY LOW		
RESETER HOTEL 400 BLOCK MAIN	RENT				X		84	VERY LOW	SENIORS 66+	
BUDDEN STREET SHELTER P.V.S.S.	RENT					X	18	LOW/VERY LOW	EQ DISPLACED FAMILIES	8 EXISTING - 13 MORE ON-LINE WITHIN A FEW MONTHS
MIRAMAR APARTMENTS 600 BLOCK MAIN	RENT				X		8	VERY LOW		
JACKS APARTMENTS 600 BLOCK MAIN	RENT				X		8	VERY LOW		
HOUSING AUTHORITY	RENT		X	X	X	X	878	LOW/VERY LOW	FAMILIES SENIORS FEMALE HEADED HOUSEHOLDS	
INDEPENDENCE SQUARE H.U.D.	RENT				X		100	LOW/AFFORDABLE	FAMILIES	
GREEN VALLEY APARTMENTS H.U.D.	RENT				X		200	LOW/AFFORDABLE	FAMILIES	
CLIFFORD MANOR H.U.D.	RENT				X		100	LOW/AFFORDABLE	FAMILIES	
FEMA TRAILERS MADISON/CRESTVIEW	RENT				X		42	LOW/VERY LOW	EQ DISPLACED FAMILIES	
STAG HOTEL 117 WEST BEACH	RENT				X		30	VERY LOW	SINGLE MALES	
WALL STREET INN HOUSING AUTHORITY 30 WEST BEACH	RENT				X		30	LOW		
PLAZA HOTEL 10 ALEXANDER	RENT				X		12	LOW	SINGLE MALES	
63 UNION	RENT				X		22	LOW	FARMWORKER	
62 UNION	RENT				X		14	LOW	FARMWORKER	
CRESTVIEW APARTMENTS H.U.D.	RENT				X			LOW/AFFORDABLE	FAMILIES	
TOTALS							1,661			

Appendix B

Confirmation of At-Risk Units

Checklist to Confirm At-Risk Units Pursuant to Government Code Section 65583(A)(8)

Jurisdiction: Watsonville

Date: March 22, 1992

1. HUD Programs (See discussion of units at risk in Chapter 3):

Section 8 Lower-Income Rental Assistance project-based programs

New Construction

Substantial or Moderate Rehabilitation

Property Disposition

Loan Management Set-Aside

Section 101 Rent Supplements

Section 213 Cooperative Housing Insurance

Section 221 (d)(3) Below-Market-Interest-Rate Mortgage Insurance Program

Section 236 Interest Reduction Payment Program

Section 202 Direct Loans for Elderly or Handicapped

X Units for our jurisdiction in the *Inventory of Federally Subsidized Rental Units At Risk of Conversion* are at risk during the ten-year analysis period.

- Clifford Manor has not filed any notice of intent to convert (Camilla Cleary, HCD Representative, telephone conversation, March 24, 1992).
- Independence Square is ineligible to 1999.

2. Community Development Block Grant program (CDBG)

X CDBG funds have been used. Attached is the list of projects and conversion eligibility dates. Fourteen units are eligible prior to 1996. All others are eligible after 2001. (*City of Watsonville Rental Rehabilitation Program*, dated March 5, 1992).

3. Redevelopment Programs

X Projects utilizing redevelopment funds have not had affordability limitations imposed by the redevelopment agency or the City of Watsonville (Watsonville Economic Development and Housing Staff, Ned Madonia, April 21, 1992).

4. FmHA Section 515 Rural Rental Housing Loans

X According to information made available by HPD, there are no such eligible projects reported by FmHA within the community or unincorporated area (Camilla Cleary, *Farmer Home Loan Inventory*, telephone conversation, March 24, 1992).

5. State and local multifamily revenue bond programs

- X No bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: *1990 Annual Summary: The Use of Housing Revenue Bond Proceeds*, California Debt Advisory Commission.
- X Local housing authority staff indicate there is one such project within the community.
 - Thirty-eight of the units at Meadow View are eligible for conversion from low and moderate restrictions in June, 1996 (Sue Hoge, Santa Cruz County Housing Authority, 3/24 and 3/26, 1992).

6. Local in-lieu fee programs or inclusionary programs

- X Jurisdiction has not had an in-lieu fee or inclusionary program until 1991. No units have been built to date under the program implemented in 1991.
- X Staff responsible for these programs indicate no affected units (Watsonville Planning Department Records, *Inventory of Affordable Housing Activities*, prepared 1991, February 1992, copy attached).

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916

- X Jurisdiction has no projects approved pursuant to this law (Watsonville Planning Department Staff, March, 1992).

Report on

**Inventory of Federally Subsidized
Low-Income Rental Units at Risk of Conversion**

Prepared for
The California Housing Partnership Corporation

By
The California Coalition of Rural Housing Project

March 1, 1989

For further information on
the California Housing Partnership Corporation

Contact
Helen Dunlap, Chief Executive Officer

Temporary Location
1 Post Street, Suite 2130
San Francisco, CA 94104
(415) 381-1706

ALPHABETICAL INDEX OF PROJECTS BY COUNTY AND LOCALITY

Locality	Project Name	Inventory ID #	Locality	Project Name	Inventory ID #
MOUNTAIN VIEW	FAIRCHILD APTS	15	SUNNYVALE	MIRAMAR PLAZA	70
MOUNTAIN VIEW	MONTE VISTA TERRACE	13	SUNNYVALE	MORSE COURT	73
MOUNTAIN VIEW	MOUNTAIN VIEW APTS	19	SUNNYVALE	PLAZA DE LAS FLORES	74
MOUNTAIN VIEW	SAN VERON PARK	16	***SANTA CRUZ County:		
MOUNTAIN VIEW	SIERRA VISTA I	17	-none listed-	CA39K072001	1
MOUNTAIN VIEW	TYRELLA GARDENS	14	-none listed-	CA39K072002	2
PALO ALTO	ADLAI E STEVENSON HSE	21	CAPITOLA	CAPITOLA GARDENS	3
PALO ALTO	ARASTRADERO PARK	27	FREEDOM	PAJARO VISTA	4
PALO ALTO	COLORADO PARK APTS	24	SANTA CRUZ	GARFIELD PARK VILLAGE	5
PALO ALTO	LYTTON GARDENS	25	SANTA CRUZ	GARFIELD PARK VILLAGE	11
PALO ALTO	LYTTON GARDENS II	20	SANTA CRUZ	LA POSADA	6
PALO ALTO	PALO ALTO GARDENS	26	SANTA CRUZ	N CA VOA ELDERLY HOUSIN	12
PALO ALTO	RUNNYMEDE GARDENS	23	SANTA CRUZ	SAN LORENZO PARK APTS	8
PALO ALTO	SHERIDAN	22	SANTA CRUZ	SANTA CRUZ RIVERFRONT	10
PALO ALTO	TERMAN APARTMENTS	28	SANTA CRUZ	SEASIDE APARTMENTS	9
SAN JOSE	ARBOR APTS	30	SANTA CRUZ	VILLA SAN CARLOS	7
SAN JOSE	BLOSSOM HILL APTS	43	SANTA CRUZ COUNTY	ELIZABETH OAKS APTS.	13
SAN JOSE	BLOSSOM HILL APTS	44	WATSONVILLE	CLIFFORD MANOR	15
SAN JOSE	CAMBRIAN CENTER	53	WATSONVILLE	INDEPENDENCE SQUARE	14
SAN JOSE	CAPITAL TOWNE HOUSE	57	***SHASTA County:		
SAN JOSE	CAPITOL MANOR	41	-none listed-	CA30K106001	1
SAN JOSE	CASA DEL PUEBLO	32	-none listed-	CA30K106002	2
SAN JOSE	CEDAR GLEN APARTMENTS	58	-none listed-	CA30K106003	3
SAN JOSE	DON DE DIOS	47	-none listed-	CA30K106004	4
SAN JOSE	EL RANCHO VERDE APTS	31	-none listed-	CA30K106005	5
SAN JOSE	EL RANCHO VERDE II	34	REDDING	DOWNTOWN PLAZA APTS	7
SAN JOSE	ELENA GARDENS	40	REDDING	KUTRAS GARDENS	8
SAN JOSE	EMMANUEL TERRACE	38	REDDING	REDDING GARDENS COOP	6
SAN JOSE	FOXDALE APTS	51	REDDING	RESIDENTIAL CARE	9
SAN JOSE	HIDDENBROOKS APTS	48	***SISKIYOU County:		
SAN JOSE	JEANNE D'ARC MANOR	56	-none listed-	CA30K112004	1
SAN JOSE	LAS CASITAS	49	MC CLOUD	MCCLOUD HOTEL APARTMENT	2
SAN JOSE	MAYFAIR GOLDEN MANOR	37	MOUNT SHASTA	ALDER GARDENS	3
SAN JOSE	MONTE ALBAN RESIDENCES	46	MOUNT SHASTA	GEORGE WASHINGTON II	5
SAN JOSE	MORELAND APARTMENTS	55	MOUNT SHASTA	PRES GEO WASHINGTON MNR	4
SAN JOSE	SAN JOSE APARTMENTS	50	TULELAKE	TULEPARK APARTMENTS....	6
SAN JOSE	SAN JOSE GARDENS	39	WEED	BOLES CREEK APTS.....	8
SAN JOSE	SAN JOSE GREENS	52	WEED	SISKIYOU GARDENS	7
SAN JOSE	SANTA TERESA APTS	45	YREKA	DEER CREEK APARTMENTS	12
SAN JOSE	TERRELL-CLINE APTS	33	YREKA	PINE GARDENS	9
SAN JOSE	TOWN PARK TOWERS	35	YREKA	PINE GARDENS PHASE 2	10
SAN JOSE	VILLA DE GUADALUPE	54	YREKA	THE SHADOW GARDENS.....	11
SAN JOSE	VILLA GARCIA	42	***SOLANO County:		
SAN JOSE	VILLA SAN PEDRO	29	-none listed-	CA39K065001	1
SAN JOSE	VILLAGE GREEN APARTMENT	36	-none listed-	CA39K065002	2
SANTA CLARA	CIVIC PLAZA APTS	60	-none listed-	CA39K065003	3
SANTA CLARA	LAWRENCE ROAD APTS	62	DIXON	WALNUT RANCH APARTMENTS	4
SANTA CLARA	LIBERTY TOWER	61	FAIRFIELD	DOVER VALLEY APTS	9
SANTA CLARA	SUNNYVIEW WEST	59	FAIRFIELD	FAIRFIELD NORTH APTS	11
SANTA CLARA	TWIN PINES COOP COMM IN	63	FAIRFIELD	MONUMENT ARMS	8
SARATOGA	FELLOWSHIP PLAZA	65			
SARATOGA	SARATOGA COURT	64			
SUNNYVALE	ASTER PARK	69			
SUNNYVALE	FAIRWAYS	72			
SUNNYVALE	HOMESTEAD PARK	68			
SUNNYVALE	LIFE'S GARDEN	67			
SUNNYVALE	LINCOLN GREEN APTS I	66			
SUNNYVALE	LINCOLN GREEN II	71			

INVENTORY OF LOW INCOME RENTAL UNITS
SUBJECT TO TERMINATION OF FEDERAL MORTGAGE AND/OR RENT SUBSIDIES
BY THE YEAR 2008

PROJECT NAME STREET LOCALITY ZIP CODE	OWNER NAME STREET LOCALITY ZIP CODE	FHA PROJECT # SECTION OF ACT OWNER/TENANT TYPE RENT SUP, FLEX, TPA	LOAN AMOUNT LOAN TERM, INTEREST RATE PROCESSING STATUS FINAL ENDORSEMENT DATE	SECTION 8 CONTRACT # PROGRAM/FINANCE TYPE SECTION 8 TYPE HAP AGREE/EXEC DATE	TOTAL UNITS		EARLIEST DATE OF SUBSIDY TERMINATION*	
					TOTAL ELDERLY	SECTION 8	FHA	SECTION 8
14 INDEPENDENCE SQUARE 1355 MADISON ST WATSONVILLE 95076	INDEPENDENCE SQ HS 1355 MADISON ST WATSONVILLE, CA 95076	121EH007 202 ELDERLY NP WAC	\$4,235,000 40 7.00 FINAL ENDRS CURRENT 14AUG79	CA390265201 NEW CON SEC 202 SEC 202/8 14JUL78 29JUN79	100 100	100 100	14AUG19 (+ 0)	29JUN89 (+10)
15 CLIFFORD MANOR 240 CLIFFORD ST WATSONVILLE 95076	CLIFFORD MANOR BD 240 CLIFFORD ST WATSONVILLE, CA 95076	12135044 221(D)(3) MKT RT MAN FAM FLEX	\$1,254,700 FINAL ENDRS CURRENT 24JAN72	CA39M000161 EXISTING LMSA/SUP CONV 26AUG82	100 0	100 0		26AUG92 (+ 5)

*Based on project status 3/1/89. Numbers in parentheses indicate years of subsidy still remaining at earliest date of termination.
Prepared for California Housing Partnership by California Coalition for Rural Housing Project.
Source: H.U.D. MIDLIS and MIS databases.

CITY OF WATSONVILLE HOUSING IMPROVEMENT PROGRAM

CDBG PROGRAM LOANS

LAST UPDATED 3-5-92 BY RSK

#	NAME	FIRST	PROJECT ADDRESS		LOAN \$	DATE		Conversion
			#	A STREET		LOANED	RENTAL	
86150	WIMER	LIONEL & HILDA	728	LINCOLN ST	\$20,987	May-87	2	Apr-92
87020	RAMIREZ	JUAN AND LUDIVINA	217	FORD ST	\$1,000	May-87	2	Apr-92
87050	IRAO	FRANCISCO & LUZVIMI	781	REBECCA CIRCL	\$21,375	May-87	4	Apr-92
86060	MENDOZA	ELVIRA	117	B SIXTH W.	\$28,881	Aug-87	1	Jul-92
88060	SEGURA	GABRIEL & ROSARIO	301	LINCOLN ST	\$16,000	Jan-89	2	Dec-93
88160	ROSSO	ALEXANDER & MILRE	141	SECOND	\$30,000	Jan-89	1	Dec-93
88040	GARCIA	ONESIMO & CANSUELO	120	FIFTH W.	\$57,400	Feb-89	1	Jan-94
88050	ORTEGA	SOCONO	126	FIFTH W.	\$4,250	Feb-89	1	Jan-94
8 Projects						UNITS	14	

88170	AVILA	LUZ MARIA	142	RIVERSIDE	\$22,873	Mar-89	1	Feb-2004
88150	PV SHELTER	TRANSITIONAL HOUSI	26	SUDDEN ST	\$130,000	Apr-89	4	Mar-2004
89010	MENDEZ	DAVID	239	BOCKIUS	\$33,600	Apr-89	1	Mar-2004
87100	YWCA	WOMEN'S SHELTER	340	BEACH E.	\$67,000	Sep-89	4	Aug-2004
90030	CAMPOS	CAROLINA	109	ATKINSON LAN	\$20,000	May-90	1	Apr-2005
90040	PV SHELTER	TRANSITIONAL HOUSI	100	BEACH E.	\$40,000	Jul-90	4	Jun-2005
90081	STEPHENS	HARRY	515	MADISON	\$14,000	Sep-90	1	Aug-2005
90130	GONZALES	GUILLERMO	151	ELM ST	\$22,000	Dec-90	1	Nov-2005
90160	DELFINO	ALLEN	102	JEFFERSON ST	\$40,800	Jan-91	3	Dec-2005
91040	GODINEZ	JOSE	70	LINCOLN ST	\$50,000	Mar-91	1	Feb-2006

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CITY OF WATSONVILLE
AFFORDABLE HOUSING ACTIVITIES-1991
PLANNING DEPARTMENT
REPORTED FEBRUARY/1992

PROJECT/ SPONSOR	MARKET TYPE	TOTAL NUMBER OF BUILDING UNITS	TYPE OF BUILDING UNIT				SUBJECT TO EXCLUSIONARY ORDINANCE	EXCLUSIONARY UNITS -	* AFFORDABILITY	TARGET POPULATION	STATUS
			SINGLE FAMILY	MULTI- FAMILY	SINGLE ROOM OCCUPANCY	OTHER					
CASSEL FARMWORKSHOP 143 RODRIGUEZ	RENTAL	10		X (10)			N	0	LOW	FARMWORKER	PARTIALLY COMPLETED 2ND PHASE UNDER CONSTRUCT
PAJARO VALLEY SHELTER SERVICES 100 EAST BEACH	RENTAL	4		X (4)			N	0	VERY LOW	HOMELESS WOMEN/ CHILDREN	COMPLETED 1981
SAMARITAN HOUSE 840 RODRIGUEZ	RENTAL	10 (BED)				X (10)	N	0	VERY LOW	HOMELESS	COMPLETED 1981
VALLEY RETIREMENT FREEDOM	RENTAL	40		X (40)			N	0	LOW	SENIORS	CURRENTLY HABITABLE - 40 PENDING FINAL INSPECTION - 40
SUDDEN STREET SHELTER PVSS 22-26 SUDDEN	RENTAL	6	X (6)	X (2)			N	0	VERY LOW/LOW	EARTHQUAKE DISPLACED FAMILIES & FAMILIES	COMPLETED 1981
SALVATION ARMY TRANSITIONAL SHELTERSHIP MAPLEAVEN	RENTAL	3		X (3)			N	0	VERY LOW	HOMELESS FAMILIES (8 FAMILIES)	COMPLETED 1981
LA ESPERANZA 124 + 241 FORD ST	RENTAL	10		X (10)			N	0	LOW/VERY LOW	FAMILY	COMPLETED 1981
TOTALS:		100	(3)	(74)	0	(10)		0			

* AFFORDABILITY RATING BASED ON INCOME LIMITS AS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Appendix C

Inventory of Vacant/Underutilized Residential Sites: August 1991

Vacant and Underutilized Land Inventory, City of Watsonville: August 1991

Zone	APN	Acreage	Comments	Estimated Number of Units Probable ¹
R-1	1716142	0.21	Second St.	1
R-1	1748126	0.14	Brentwood Dr.	1
R-1	1819328	0.17	Orchard St.	1
R-1	1820233	0.16	Tuttle Ave.	1
R-1	1910304	0.14	Wagner Ave.	1
R-1	1910307	0.14	Wagner Ave.	1
R-1	1934409	0.18	Kralj Dr.: steep, not developable	0
R-1	1937210	0.11	Claremont St.	1
R-1	1939126	0.35	Altamont Dr.	2
R-1	1940212	0.22	Longview Dr.	1
R-1	1947105	7.90	Martinez: underutilized, limited access	15
R-1	1949111	0.62	Holm Rd.: swampy, Limited development potential	1
R-1	1949129	0.30	Holm Rd.: swampy, Limited development potential	1
R-1	1956111	0.14	Fuschia Dr./Adams	1
R-1	1956112	0.13	Fuschia Dr./Adams	1
R-1	1956113	0.13	Fuschia Dr./Adams	1
R-1	1956114	0.30	Fuschia Dr./Adams	2
R-1	1960215	0.33	Atkinson Ln./Flag Lot	2
R-1	1961101	0.51	Atkinson Ln.	2
R-1	1973119	0.16	Magnolia Dr.	1
R-1	1984115	3.70	Slope Easement/Pennsylvania Dr.	0
SUB-TOTAL		16.04		37

Vacant and Underutilized Land Inventory, City of Watsonville: August 1991

Zone	APN	Acreage	Comments	Estimated Number of Units Probable ¹
RM-2	1715228	1.50	McVey: underutilized	18
RM-2	1803255	0.22	Madison St./Lester	2
RM-2	1837201	9.00	Landmark	500
RM-2	1837202	54.60		
RM-2	1837203	20.10		
RM-2	1837205	0.70		
RM-2	1837220	0.15		
RM-2	1837224	18.17		
RM-2	1840103	34.70		
RM-2	1837207	21.26	Horizon Hills/Schwartz	142
RM-2	1837211	3.52	Musitelli: underutilized	22
RM-2	1837212	4.79	Hamai: underutilized	31
RM-2	1838101	0.94	Cluster	6
RM-2	1905413	0.15	Stanford St.	2
RM-2	1921206	0.15	Madison St.	2
RM-2	1921207	0.15	Madison St.	2
RM-2	1925112	1.18	Miles Ln.: underutilized	7
RM-2	1925113	1.56	Miles Ln./Dinyari	11
RM-2	1925114	1.19	Miles Ln.	7
RM-2	1927123	0.89	Hyde St.	5
RM-2	1938114	1.70	Claremont St./Dinyari	11
RM-2	1938121	3.30	Clifford Ave./Housing Authority	16
RM-2	1970102	18.70	Pabst/Willow Creek	76
RM-2	1972140	2.79	GV Highlands/east side (1972140-56, 1972201-17, 1972301-25, 1972401-11)	18
SUB-TOTAL		201.41		878

Vacant and Underutilized Land Inventory, City of Watsonville: August 1991

Zone	APN	Acreage	Comments	Estimated Number of Units Probable ¹
RM-3	1704140	0.11	Lincoln St.: limited acces	1
RM-3	1726221	0.32	Union St.	5
RM-3	1727125	0.23	Riverside Dr.	4
RM-3	1814136	0.17	Ford St.	3
RM-3	1901301	0.18	Alton Way/Behind National 9 Motel	3
RM-3	1901302	0.68	Alton Way/Behind National 9 Motel	12
RM-3	1919230	3.76	Arthur Rd./behind car dealers/Sandoval	67
RM-3	1919252	0.11	Pennsylvania Dr.: limited access	1
RM-3	1957111	3.42	KOMY site/Housing Authority	61
RM-3	1972101	2.53	GV Highlands/west side (1972101-39, 1972157-64)	45
RM-3	1827104	12.60	Console/PD	298
RM-3	1827105	8.40		
RM-3	1931125	0.79	Sunbay	66
RM-3	1931156	2.80		
SUB-TOTAL		36.10		566
TOTAL		253.553		1,481

¹ These numbers represent an estimate for planning purposes and are not intended as a guarantee of the number of units to be built on any site or as a limit to the number of units

Appendix D

1991 Zoning Code Provisions for Residential Development in Watsonville

Part 2: R-1 – Single-Family Residential District
(Low Density)

Sec. 14-16.200. Purpose.

The purpose of the Single-Family Residential (Low Density) District is to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life, and to provide for detached single-family dwellings and the services appurtenant thereto.

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.201. Principal permitted uses.

All principal permitted and accessory uses shall be subject to the approval of an Administrative Review Permit issued without a public hearing by the Zoning Administrator.

GLU 01 Single-family dwelling

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.202. Accessory uses.

DLU 6325 Private garage accessory to a principal residence

872 Private swimming pool accessory to a principal residence

9130)

9131) Residential accessory uses
Home occupations

07 Residential care facility, six (6) or less persons, and any similar use presently pre-empted by State regulatory controls

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.203. Conditional uses.

(a) The following uses shall be subject to the approval of an Administrative Use Permit issued without a public hearing by the Zoning Administrator:

DLU 724 Child care home, six (6) children or less
07 Foster home for children, six (6) or less
07 Foster family home, six (6) people or less
1631)

6913) Temporary structures or uses for storage or office

6803 Guest house

PROVISION	TYPE OF USE		
	SINGLE LOT		MODIFICATION APPROVAL REQUIRED
	Permitted For Single Lot	Permitted Use Single Lot Subdivision	Attached Building Subdivision (Townhomes, Condoms, Small Co-ops)
Side Yard			
Interior lot - both sides (feet)	5	5	5
Exterior lot - street side (feet)	10	10	10
Exterior lot - rear side (feet)	5	5	5
"Zero" lot line - one side only	No	No	Yes, but not on site perimeter property line
Accessory Buildings Detached, in rear half of lot - side and rear (feet)	0	0	0
Accessory buildings adjacent to alley (feet)	5	5	5
Maximum building heights			
Principal building (2 stories) (feet)	28	28	28
With Special Use Permit (principal building only) (2 1/2 stories) (feet)	35	35	35
Accessory buildings (2 stories) (feet)	20	20	20
			Stacking of units can exceed the other not permitted in the R-1 District
Maximum lot coverage, total structures (includes principal and accessory buildings and required parking spaces. Excludes recreational facilities, pools, outdoor living and open space areas)	50%	50%	-
Open Space			
The following alternatives will be reviewed by the Commission, and final choice will become a condition of the subdivision map, if approved by Council:			
1. No on-lot open space	-	X	-
2. Open space dedicated to City	-	X	-
3. Open space with a minimum homeowners' association district	-	-	X
4. Open space in private ownership	-	X	-

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 3, Ord. 557-82 C-M, eff. July 22, 1982, § 1, Ord. 753-87 C-M, eff. October 8, 1987, and § 1, Ord. 799-89 C-M, eff. May 25, 1989)

Sec. 14-16.205. Minimum net land area.

All land development projects shall provide a total net project area equivalent to 6,000 square feet of land per family exclusive of required on-site public street rights-of-way and any areas determined by the City to be unbuildable land within the R-1 District.

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.254. District regulations.

The following provisions are minimums and are subject to conditional approval of a Master Plan prior to applying for tentative map review:

PROVISION	MINIMUMS SUBJECT TO CONDITIONAL APPROVAL
Lot size, minimum area square feet	
Interior lot	3,000
Exterior lot	3,500
Frontage	
Interior lot at front setback (feet)	30
Exterior lot at front setback (feet)	35
"Flag lots" see Subdivision Ordinance	
Building separations as allowed by U.B.C.	
Minimum yard setback requirements	
Front of residence (feet)	20
Rear yard: (feet) Provide 500 square feet minimum open area in rear third of lot	5
Side Yard	
Interior lot: (determined by acceptable modification as requested)	Varies
Exterior lot: (street side only -feet)	10
Exterior lot - interior side (determined by acceptable modification as requested)	Varies
"Zero" lot line (when acceptable)	Yes
Accessory Buildings, detached, in rear half of lot-side and rear (feet)	1
Accessory buildings adjacent to alley (feet)	5
Maximum Building Heights	
Principal building (2 stories) (feet)	30
Accessory buildings (1 story) (feet)	18
Maximum lot coverage, total structures Includes principal and accessory buildings and required parking spaces. Excludes recreational facilities, walks, outdoor living and open space areas.	45%

Part 2-A: R-1P – Single-Family Planned Residential District

Sec. 14-16.250. Purpose.

The purpose of the Single-Family Planned Residential District is to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life, to provide for single-family dwellings on individual lots and the services appurtenant thereto, and to retain in perpetuity the special conditions and modifications of the Master Plan and tentative maps imposed on all development located within the R-1P District.

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.251. Principal permitted uses.

All principal permitted and accessory uses shall be subject to the approval of an Administrative Review Permit issued without a public hearing by the Zoning Administrator.

GLU 01 Single-family dwelling

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.252. Accessory uses.

DLU	6324	Private garage accessory to a principal residence
	872	Private swimming pool accessory to a principal residence
	9130)	
	9131)	Residential accessory uses
		Home occupations (if permitted in individual subdivision CC&Rs)

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.253. Conditional uses.

The following uses shall be subject to the approval of an Administrative Use Permit issued without a public hearing by the Zoning Administrator:

DLU	1631)	
	6913)	Temporary structures or areas for storage or office for the duration of the project construction only.

(Ord. 506-80 C-M, eff. September 11, 1980)

PROVISION (continued)

MINIMUMS SUBJECT TO
CONDITIONAL APPROVAL
(continued)**Open Space**

The following alternatives will be reviewed by the Commission, and final choice will become a condition of the subdivision map, if approved by Council:

Permitted Use – Single
Lot Subdivision

- | | |
|---|---|
| 1. No common open space | X |
| 2. Open space dedicated to City | X |
| 3. Open space with subdivision homeowner maintenance district | X |
| 4. Open space in private ownership | X |

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.255. Minimum net land area.

All land development projects within the R-1P District shall provide a total net project area equivalent to 4,000 square feet of land per dwelling unit exclusive of required on-site public street rights-of-way or lands determined to be unbuildable.

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.256. Limitations to R-1P regulations.

(a) Each individual subdivision within the R-1P District shall conform to all special conditions and modifications imposed at the time of the Master Plan and tentative map approval of such subdivision.

(b) The provisions of the R-1P District shall apply only to subdivisions containing 200 or more lots in the total project as delineated on the Master Plan.

(c) A Master Plan shall be processed in accordance with Section 14-16.257 of this part prior to the submittal of a tentative map.

(d) Existing subdivisions assigned the R-1P Single-Family Planned Residential District shall be considered conforming in all respects at the time of reclassification to the R-1P District; provided, however, any new additions or physical changes within the new district shall be processed in accordance with this title as amended and shall conform to all local Codes and ordinances.

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.257. Master Plan regulations.**Sec. 14-16.257.1. Applications.**

(a) The initial action in connection with the making of any new Single-Family Planned Residential District project application shall be to file a preliminary Master Plan which shall contain the following:

(1) A site plan showing lot sizes and building locations;
(2) Preliminary drawings of typical residential models, floor plans, and elevations;

(3) The general layout of all proposed common areas, together with all facilities and amenities provided within the common areas for the enjoyment and use of the project unit owners;

(4) Delineate all lands classified as "unbuildable" and establish boundaries to allow for reclassifications to the EM-OS Open Space District (Privately-Owned Lands) in order to allow developer density credit as provided in Section 14-16.1900 of Part 19 of this chapter; and

(5) The developer shall provide a Statement of Purpose, including reasons for the project request, an outline of special features, a background of the developer's experience, a list of modifications requested, and a phasing schedule of development construction.

(b) A report to the Commission shall be filed by the Planning Director, including a staff review of the application for the requested district and a Master Plan review.

(c) Applications for Master Plan review shall be subject to a filing and investigation fee as determined by resolution of the Council in addition to the regular fees for reclassification and subdivision processing. All applications shall be subject to CEQA and local EIR guidelines.

(d) Reclassification processing shall be contingent upon Master Plan approval by the Commission and shall follow zoning map amendment procedures as set forth in this title.

(e) Subsequent modifications of a Master Plan shall be presented to the Commission for its approval prior to tentative map review.

(f) Lands designated for any individual subdivision community facilities or community centers shall be governed by the regulations established in the CCRs as adopted and approved with the tentative map. (Ord. 506-80 C-N, eff. September 11, 1980)

**Part 3: RM-2 – Multiple Residential District
(Medium Density)**

Sec. 14-16.300. Purpose.

The purpose of the Multiple Residential District (Medium Density) is to provide rental opportunities for all persons who, by choice or need, may not be purchasing a home and to provide for the development of new subdivisions which meet the density levels prescribed, including planned developments, mini-lot subdivisions, condominiums, stock cooperatives, and community apartment subdivisions.

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 1, Ord. 642-84 C-M, eff. July 12, 1984)

Sec. 14-16.301. Principal permitted uses.

All principal permitted and accessory uses shall be subject to the approval of an Administrative Review Permit issued without a public hearing by the Zoning Administrator.

- | | | |
|-----|----|--|
| GLU | 02 | Two-family dwellings |
| | 03 | Three- or four-family dwellings |
| | 04 | Apartment units, sixteen (16) or less on one site |
| | 07 | Rooming houses, including dormitories, fraternity and sorority houses, and boarding-houses |

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 1, Ord. 642-84 C-M, eff. July 12, 1984)

Sec. 14-16.302. Accessory uses.

- | | | |
|-----|-------|--|
| DLU | 6325 | Private garage accessory to a principal residence |
| | 812 | Private park and recreation facilities |
| | 9130) | |
| | 9131) | Residential accessory uses |
| | | Home occupations |
| | 07 | Residential care facility, six (6) or less persons, and any similar use presently preempted by State regulatory controls |

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 1, Ord. 642-84 C-M, eff. July 12, 1984)

Sec. 14-16.303. Conditional uses.

(a) The following uses shall be subject to the approval of an Administrative Use Permit issued without a public hearing by the Zoning Administrator:

- | | | |
|-----|-------|--|
| DLU | 01 | Single-family dwelling if the lot area allows only one |
| | 07 | Child care home, six (6) children or less |
| | 07 | Foster home for children, six (6) or less |
| | 07 | Foster family home, six (6) people or less |
| | 1631) | |
| | 6913) | Temporary structures or uses for storage or office |

(b) The following uses shall be subject to the approval of a Special Use Permit issued through the public hearing process by the Commission:

- | | | |
|-----|-----|---|
| GLU | 08 | Mobile home rental parks, recreation vehicle parks |
| | 01 | Single-family dwelling if the lot area allows more than one |
| | 114 | Mini warehouse, household goods |
| | 04 | Apartment units, seventeen (17) or more on one site |
| DLU | 07 | Child care nursery, seven (7) or more children |
| | 07 | Residential care facility, seven (7) or more persons |
| | | Building conversion to multi-family use |
| | 87 | Private nonprofit recreation facilities, including, but not limited to, swimming pools, game rooms, and similar such uses |

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 4, Ord. 557-82 C-M, eff. July 22, 1982, and § 1, Ord. 642-84 C-M, eff. July 12, 1984)

Sec. 14-16.304. District regulations.

The following regulations shall be observed in the Multiple Residential District (Medium Density) for the use proposed, except as otherwise provided in this title. Subdivisions requiring modification approval shall be processed in accordance with Section 14-06.040 of Chapter 14-06 of this title:

	PERMITTED	MODIFICATION APPROVAL REQUIRED			
	Two or More Family Rental Units	Standard Lot Subdivision (Duplex)	Mini-Lot Subdivision	Cluster Lot Subdivision	Attached Building Subdivision
Minimum lot size in sq. ft. exclusive of public improvements	6,500 Interior 7,000 Exterior	6,500 Interior 7,000 Exterior	5,000 5,000	4,000 4,000	---
Frontage (Interior lot at front setback line (ft.))	60 Interior	60	50	40	---
(Exterior lot at front setback line (ft.))	70 Exterior	70	50	50	---
For Flag Lots See Subdivision Ordinance Building separations as allowed by U.B.C.					
Minimum yard setback requirements					
Front of residence Permitted (ft.)	20	20	20	20	20
by Modification (ft.)	5	5	5	5	5
Garage front when door faces street					
20 feet to rear of public sidewalk	Yes	Yes	Yes	Yes	Yes
Rear Yard: There shall be behind building, other than a building of accessory use, a rear yard having a minimum depth of twenty (20) feet or 1,000 sq. ft. uncovered in the rear 1/3 lot. There a five (5) foot setback may be used unless otherwise noted	5 feet from rear perimeter property line minimum	Yes	Yes	400 sq. ft. uncovered	5 feet from rear perimeter property line minimum
Side Yard					
Interior lot - both sides (feet)	5	5	5	5	5
Exterior lot - street side (feet)	10	10	10	8	10
Exterior lot - interior side (feet)	5	5	5	5	5
"Zero" lot line - one side only	No	No	Yes	Yes	Yes, but not on side perimeter property line.
Accessory Buildings, in rear half of lot - side and rear (ft.)					
	0	0	0	0	0
Accessory buildings adjacent to alley (ft.)	5	5	5	5	5
Maximum building heights					
Principal Building (Single-family dwelling only) (feet)	28	28	28	1-story only	28
With Special Use Permit (Single-family dwelling, principal building only) (feet)	40	40	35	1-story only	40
Principal buildings (feet)	40	40	35	3-bedroom 1-story only	40
Accessory buildings (feet) only only 20	20	20	20	1-story only	20
Maximum lot coverage, total structures includes principal and accessory buildings and required parking spaces. Excludes recreational facilities, walks, outdoor living and open space areas.					
	60%	50%	45%	45%	---

	PERMITTED	MODIFICATION APPROVAL REQUIRED			
	Two or More Family Rental Units	Standard Lot Subdivision (Duplex)	Mini-Lot Subdivision	Cluster Lot Subdivision	Attached Building Subdivision
Open Space					
The following alternatives will be reviewed by the Commission, and final choice will become a condition of the subdivision map or site plan, if approved by the Council:					
1. No common open space	---	X	--	---	---
2. Open space dedicated to City	---	X	X	X	---
3. Open space with subdivision homeowner maintenance district	---	---	X	X	X
4. Open space in private ownership	X	X	X	X	---

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 5, Ord. 557-82 C-M, eff. July 22, 1982, § 1, Ord. 642-84 C-M, eff. July 12, 1984, § 2, Ord. 799-89 C-M, eff. May 25, 1989, and § 2 Ord. 814-89 C-M, eff. September 7, 1989)

Sec. 14-16.305. Minimum net land area.

All land development projects shall provide a total net project area equivalent to 3,250 square feet of land per dwelling unit containing one bedroom or less. For each additional bedroom per dwelling unit, add 375 square feet of net land area. Exclude from net project area all required-on-site public street rights-of-way and any areas determined by the City to be unbuildable land within the RM-2 District.

(Ord. 506-80 C-M, eff. September 11, 1980)

Sec. 14-16.306. Limitations to modification approval.

The developer may apply for any combination of subdivision modifications provided in Section 14-16.304 of this part with the exception that no parcel map subdivision (less than five (5) lots) shall be permitted for a mini-lot or cluster lot developments.

Modification approval shall be subject to Site Plan Review and to the Multi-Family Technical Guidelines adopted by resolution of the Council if more than two (2) dwelling units are to be developed. Modification approval may permit two-story structures on hillside lots as an exception to the maximum building height.

(Ord. 506-80 C-M, eff. September 11, 1980)

**Part 4: RM-3 – Multiple Residential District
(High Density)**

Sec. 14-16.400. Purpose.

The purpose of the Multiple Residential District (High Density) is to provide for the development of areas for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of families and single persons living in the district.

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 1, Ord. 643-84 C-M, eff. July 12, 1984)

Sec. 14-16.401. Principal permitted uses.

All principal permitted and accessory uses shall be subject to the approval of an Administrative Review Permit issued without a public hearing by the Zoning Administrator.

- | | | |
|-----|----|---|
| GLU | 03 | Three- or four-family dwellings |
| | 04 | Apartment units, sixteen (16) or less on one site |
| | 06 | Townhouses, row houses containing ten (10) or less dwelling units in one or more structures |
| | 07 | Rooming houses, including dormitories, fraternity and sorority houses, and boarding-houses |
| | 05 | Farm labor housing (in urban locations) |

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 1, Ord. 643-84 C-M, eff. July 12, 1984)

Sec. 14-16.402. Accessory uses.

- | | | |
|-----|-------|--|
| DLU | 6325 | Private garage accessory to a principal residence |
| | 9130) | |
| | 9131) | Residential accessory uses |
| | | Home occupations |
| | 07 | Residential care facility, six (6) or less persons, and any similar use presently preempted by State regulatory controls |

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 1, Ord. 643-84 C-M, eff. July 12, 1984)

Sec. 14-16.403. Conditional uses.

(a) The following uses shall be subject to the approval of an Administrative Use Permit issued without a public hearing by the Zoning Administrator:

- | | | |
|-----|-------|--|
| DLU | 01 | Single-family dwelling if the lot area allows only one |
| | 02 | Two-family dwelling if the lot area allows only two |
| | 07 | Child care home, six (6) children or less |
| | 1631) | |
| | 6913) | Temporary structure or use for storage or office |

(b) The following uses shall be subject to the approval of a Special Use Permit issued through the public hearing process by the Commission:

- | | | |
|-----|-----|--|
| GLU | 01 | Single-family dwellings if the lot area allows more than one |
| | 02 | Two-family dwellings if the lot area allows more than two |
| | 04 | Apartment units, seventeen (17) or more on one site |
| | 114 | Mini warehouse, household goods |
| DLU | 07 | Child care nursery, seven (7) or more children |
| | 07 | Residential care facility, seven (7) or more persons |
| | | Building conversion to multi-family residential use |
| | 87 | Private nonprofit recreation facilities, including, but not limited to, swimming pools, game rooms, and similar such uses. |

(Ord. 506-80 C-M, eff. September 11, 1980, as amended by § 6, Ord. 557-82 C-M, eff. July 22, 1982, and § 1, Ord. 643-84 C-M, eff. July 12, 1984)

Sec. 14-16.404. District regulations.

The following regulations shall be observed in the Multiple Residential District (High Density) for the use proposed, except as otherwise provided in this title. Subdivisions requiring modification approval shall be processed in accordance with Section 14-06.040 of Chapter 14-06 of this title:

Appendix E

Pending Affordable Housing Projects in Watsonville: February 1992

CITY OF WATSONVILLE
PENDING AFFORDABLE HOUSING PROJECTS
PLANNING DEPARTMENT
FEBRUARY/1992

PROJECT/ SPONSOR	LOCATION OF PROJECT	MARKET TYPE	TOTAL NUMBER OF DWELLING UNITS	TYPE OF DWELLING UNIT				SUBJECT TO EXCLUSIONARY ORDINANCE	EXCLUSIONARY UNITS -	* AFFORDABILITY	TARGET POPULATION	STATUS
				SINGLE FAMILY	MULTI- FAMILY	SINGLE ROOM OCCUPANCY	OTHER					
AXCEL PROPERTY	168 FORD ST.	RENTAL	8		X (8)			N	0	UNKNOWN/PROPOSED AS AFFORDABLE	UNKNOWN FAMILIES	CURRENTLY UNDER REDESIGN
MANIPOSA PROJECT/ PVAH/MSBP	RODRIGUEZ/ KEARNEY	RENTAL	3	X (3)				N	0	VERY LOW		3- EXISTING SPD TO BE ACQUIRED BY PVAH/C
VALLEY VISTA CONSULE	1300 BLOCK MAIN STREET	SALE	249 TOTAL 20 AFFORD.	X (100)	X (110)			N	0	AVERAGE/ BELOW AVERAGE	FIRST TIME HOME BUYER	USE PERMIT APPROVED REQUIRES DESIGN REVIEW 20 UNITS DONATED TO CITY
CLIFFORD AVENUE/ HOUSING AUTHORITY	CLIFFORD/ PENNSYLVANIA	RENTAL	18 PHASE I 18 PHASE II		X (32)			N	0	VERY LOW	FAMILIES	TENTATIVE MAP APPROVED
HORIZON HILLS/ SCHWARTZ	HARRIS SLOUGH ROAD	SALE	144 TOTAL 30 AFFORD.		X (30)			N	0	15%-LOW 10%-MODERATE	FIRST TIME HOME BUYER	PLANNING APPROVALS OBTAINED 30 MARKED AS AFFORDABLE
JENSEN HOTEL/MSBP	600 BLOCK MAIN	RENTAL	42			X (32)	X (10)	N	0	VERY LOW	UNKNOWN	BUILDING PERMIT ISSUED
ARISTA LANE/ HOUSING AUTHORITY	ATLANTON LANE	SALE/ RENTAL	60	X (18)	X (32)			N	0	LOW; VERY LOW AND MODERATE	FAMILIES	PLANNING APPROVALS OBTAINED
LANDES/ BERNO PASTY	LANDES AVENUE	RENTAL	30		X (30)			N	0	2/3 VERY LOW 1/3 LOW	FAMILIES	USE PERMIT OBTAINED DESIGN REVIEW REQUIRED
LA POSADACHISPA	100 BLOCK RODRIGUES	RENTAL	42		X (42)			N	0	LOW	FAMILIES	PLANNING APPROVALS OBTAINED
MAIN STREET/ KETT AND FUENTES	300 BLOCK MAIN	RENTAL	30			X (30)		N	0	LOW/VERY LOW PROPOSED AS AFFORDABLE	UNKNOWN	PROPOSED
MAIN STREET/BURNS	500 BLOCK MAIN	RENTAL	36			X (36)		N	0	LOW/VERY LOW PROPOSED AS AFFORDABLE	UNKNOWN	PROPOSED
TERRA LINDA/ PVAH/C	BECKROOGE	RENTAL	8		X (8)			N	0	VERY LOW/LOW	FAMILIES	USE PERMIT TO PLANNING COMMISSION 3/92
PAJARONIAN VILLAGE /PVAH/C	MAIN AND PENNSYLVANIA	RENTAL	10		X (10)			N	0	LOW	FAMILIES	DESIGN REVIEW PENDING USE PERMIT + APPROVED
VALLEY RETIREMENT	FREEDOM	RENTAL	40		X (40)			N	0	LOW	SENIORS	CURRENTLY HABITABLE - 40 PENDING FINAL INSPECTION - 40
PADILLA	73 UNION	RENTAL	10			X (10)		N	0	UNKNOWN	FARMWORKER	USE PERMIT OBTAINED REQUIRES DESIGN REVIEWS
YMCA TRANSITIONAL HOUSING	340 E. BEACH	RENTAL	3		X (3)			N	0	LOW	HOMELESS WOMEN	PROPOSED
TOTALS:			398	(31)	(281)	(107)	(10)		0			

* AFFORDABILITY RATING BASED ON INCOME LIMITS AS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HUD) FOR THE SANTA CRUZ COUNTY MEDIAN VALUE.

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